

TISDALE DAVID SCOTT & CYNTHIA HILL
85041 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

24-2N-27-0721-0046-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

0303

HARDIE BRD 100
GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

11

CLAY TILE 70

Interior Floo

14

CARPET 30

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2.5 100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

0

0 100

Occupancy

00

NONE 100

Quality

02

Quality Level 02

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4085.00

TOTALS

3,672

2,946

415,355

CONSTRUCTION

PTO 2025

FOP 2018

BAS 2018

FGR 2018

FOP 2018

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,946104.5703145.35428,20120182018003.0097.00

1 SNGL FAM 100% - 2025Heated Area: 2383HX Base Yr 2025

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE415,355

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE490,355

SOH/AGL Deduction10,093

ASSESSED VALUE480,262

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE428,851

TOTAL JUST VALUE490,355

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE511,981

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCDPRICE

2754/186512/09/2024WDQI01580,000

GRANTOR:DINN LAURA GAIL

GRANTEE:TISDALE DAVID SCOTT

2421/113912/30/2020WDQI02376,500

GRANTOR:STOUSE KEVIN F & JACQ

GRANTEE:DINN W MARTIN & LAU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W29 S8 W21 S58 E13 N6 E6 N17 E31 N43 \$
FGR=[YR=2018;ORIG=-29,66] E9 S6 E20 N29 W31 S17 S6 E2 \$
FOP=[YR=2018;ORIG=-29,0] W21 S8 E21 N8 \$
FOP=[YR=2018;ORIG=-50,66] S6 E21 N6 W2 N6 S6 W13 \$
PTO=[YR=2025;LABEL=paver patio;ORIG=-50,0] E21 N6 W21 S6 \$

EXTRA FEATURES

85041 MAJESTIC WALK BLVD, FERNANDINA

BLD DATE
PERM DATE
LGL DATE
LAND DATE
AG DATE

06/13/2023MLU

LAND DESCRIPTION

TOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1 000100C RES100PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE

01/15/2025

BY

KW

Total Acres: 0.00

Total Land Value: 75,000

Market: 0

Agricultural: 0

Common: 75,000

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