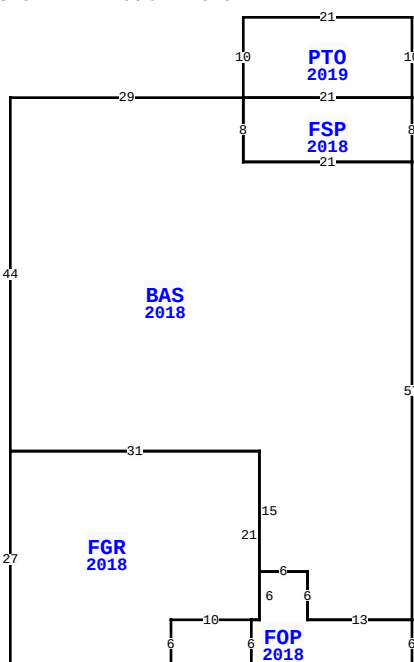


MAHER GREGORY & KHRYSTLE ANNETTE
85089 MAJESTIC WALK
FERNANDINA BEACH, FL 32034

24-2N-27-0721-0054-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
ELEMENT		CD	CONSTRUCTION							VALUATION SUMMARY																																																	
Exterior Wall		31	HARDIE BRD 100							TYPE	MDL		EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY				STANDARD																															
Roof Structur		03	GABLE/HIP 100							0900	01		2,943	103.4094	143.74	423,027	2018	2018		0	0	3.00	97.00	Tax Group: 4				Tax Dist:																															
Roof Cover		05	COMP SHNGL 100							1 SNGL FAM 100% - 2019										Heated Area: 2395										HX Base Yr 2019																													
Interior Wall		05	DRYWALL 100																	BUILDING MARKET VALUE										410,336																													
Interior Floo		11	CLAY TILE 60																	TOTAL MARKET OB/XF VALUE										2,948																													
Interior Floo		14	CARPET 40																	TOTAL MARKET VALUE - MARKET										75,000																													
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE										488,284																													
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction										156,676																													
Bedrooms			3 100							ASSESSED VALUE										331,608																																							
Bathrooms			2.5 100							TOTAL EXEMPTION VALUE										HX HB VX 56,411																																							
Frame		02	WOOD FRAME 100							BASE TAXABLE VALUE										275,197																																							
Stories		1.	1. 100							TOTAL JUST VALUE										488,284																																							
Units		00	0 100							NCON VALUE										0																																							
Occupancy		00	NONE 100							INCOME VALUE																																																	
										PREVIOUS YEAR MKT VALUE										501,181																																							
Quality		02	Quality Level 02																																																								
DOR CODE		0100	SINGLE FAMILY																																																								
MAP NUM			MKT AREA							04																																																	
NEIGHBORHOOD/LOC			4085.00																																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																						
BAS	2,395	100	2018	2,395	333,929																																																						
FGR	771	55	2018	424	59,118																																																						
FOP	156	30	2018	47	6,553																																																						
FSP	168	40	2018	67	9,342																																																						
PTO	210	5	2019	10	1,394																																																						
TOTALS		3,700			2,943	410,336																																																					
EXTRA FEATURES										85089 MAJESTIC WALK BLVD, FERNANDINA BEACH										BLD DATE										LGL DATE										06/13/2023										MLU									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																																											
4	0911	SCRN RM A	0 100	0	0	210.00	SF	18.00	18.00	100	2019	2019	3	78	2,948																																												
																	BUILDING NOTES																																										
																	BUILDING DIMENSIONS																																										
																	PT0=[YR=2019] W21 S10 BAS=[YR=2018] W29 S44 FGR=[YR=2018] S27 E20 N6 E10 FOP=[YR=2018] S6 E20 N6 W13 N6 W6 S6 W1\$ E1 N21 W31\$ E31 S15 E6 S6 E13 N57 W21 N8\$ FSP=[YR=2018] S8 E21 N8 W21\$ E21N10 \$.																																										
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