

HOLMES WILLIAM A & CAROL E
85082 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

24-2N-27-0721-0061-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										4									
Exterior Wall 31 HARDIE BRD 100										0900 01 3,365 101.4714 141.05 474,633 2017 2017 0 0 3.50 96.50										VALUATION BY STANDARD									
Roof Structure 03 GABLE/HIP 100										1 SNGL FAM 100% - 2018 Heated Area: 2783 HX Base Yr 2018										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 458,021									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 0									
Interior Floor 11 CLAY TILE 70																				TOTAL LAND VALUE - MARKET 75,000									
Interior Floor 13 CARPET 30																				TOTAL MARKET VALUE 533,021									
Air Condition 04 CENTRAL 100																				SOH/AGL Deduction 166,813									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 366,208									
Bedrooms 4 100																				TOTAL EXEMPTION VALUE HX HB 51,411									
Bathrooms 2.5 100																				BASE TAXABLE VALUE 314,797									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 533,021									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 550,232									
Quality 02 Quality Level 02																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				17009248 CO ISSUED 0 10/19/2017									
MAP NUM MKT AREA 04																				17002268 NEW CONSTR 364,987 03/20/2017									
NEIGHBORHOOD/LOC 4085.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																				SALES DATA									
BAS 2,783 100 2017 2,783 378,803																				OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE									
FGR 726 55 2017 399 54,309																				2157/0371 10/20/2017 SW Q I 02 385,000									
FOP 180 30 2017 54 7,350																				GRANTOR: AVH NORTH FLORIDA LLC									
FSP 252 40 2017 101 13,747																				GRANTEE: HOLMES WILLIAM A &									
FST 15 55 2017 8 1,089																				2089/0966 12/16/2016 SW U V 37 6,730,600									
PTO 400 5 2024 20 2,722																				GRANTOR: AW VENTURE II LLC									
																				GRANTEE: AVH NORTH FLORIDA L									
TOTALS 4,356 3,365 458,021																				BLD DATE LGL DATE 06/13/2023 MLU									
EXTRA FEATURES										85082 MAJESTIC WALK BLVD, FERNANDINA BEACH										BUILDING NOTES									
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																				BUILDING DIMENSIONS									
																				BAS=[YR=2017;ORIG=0,0] W28 S14 W18 N14 W15 S62 E5 S1 E17 N10									
																				E8 N15 E5 S3 E13 N2 E13 N39 \$									
																				FGR=[YR=2017;ORIG=-31,61] E11 S4 E20 N26 W13 S2 W13 W5 S20 \$									
																				FSP=[YR=2017;ORIG=-28,0] W18 S14 E18 N14 \$									
																				FOP=[YR=2017;ORIG=-56,63] S4 E25 N6 N8 W8 S10 W17 \$									
																				FST=[YR=2017;ORIG=-26,41] N3 W5 S3 E5 \$									
																				PTO=[YR=2024;ORIG=-47,-20] E20 S20 W20 N20 \$									
																				.									
LAND DESCRIPTION										TOTAL OB/XF 0																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000134 C RES POND 100 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 75,000.00 75,000.00 75,000																													
REVIEW DATE 05/14/2024 BY KBA										Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000										PRINTED 07/09/2026 BY SYS									