

PEARSON CHRISTINE
85026 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

24-2N-27-0721-0073-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03HARDIE BRD 100 GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor11CLAY TILE 50

Interior Floor14CARPET 50

Air Condition Heating Type03CENTRAL 100
04AIR DUCTED 100

Bedrooms Bathrooms Frame4 100
3 100
02WOOD FRAME 100

Stories Units Occupancy1.
0 100
00NONE 100

TOTALS

4,001

3,239

434,776

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

20912SCRN RM G01001220240.00SF21.0021.0010020242023934,687

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICERES POND100PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000REVIEW DATE03/10/2023BYDMC

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900013,239100.0730139.10450,54520172017003.5096.50

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE434,776

TOTAL MARKET OB/XF VALUE4,687

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE514,463

SOH/AGL Deduction0

ASSESSED VALUE514,463

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE463,052

TOTAL JUST VALUE514,463

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE529,738

SUBAREA BAS 2017

FGR 2017

FOP 2017

PTO 2024

FSP 2017

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CD SALE PRICE

2760/153912/27/2024WDQI01605,000

GRANTOR:MENNA ANN M & FRANK A

GRANTEE:PEARSON CHRISTINE

2473/00146/23/2021WDAQI01474,900

GRANTOR:WEINGARTNER GARY J &

GRANTEE:MENNA ANN M & FRANK

BUILDING NOTES

BAS=[YR=2017;ORIG=0,0] W19 S11 W17 N11 W14 S72 E12 N2 E3 N7 E5 N12 E26 N2 E4 N49 \$
FGR=[YR=2017;ORIG=-29,70] E10 S6 E19 N27 W4 S2 W26 S19 E1 \$
FSP=[YR=2017;ORIG=-19,0] W17 S11 E17 N11 \$
FOP=[YR=2017;ORIG=-50,72] S5 E21 N7 W1 N7 W5 S7 W3 S2 W12 \$
PTO=[YR=2024;ORIG=-19,0] W20 N12 E20 S12 \$

BLD DATE

XF DATE

HRC DATE

LGL DATE

LAND DATE

AG DATE

06/13/2023MLU

TOTAL OB/XF

4,687

PRINTED 07/09/2026 BY SYS