LOT 3
HAMPTON LAKES #1 PB 7/252

PHILLIPS TERRY J & RUSSEL G
85178 MAJESTIC WALK CIR
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

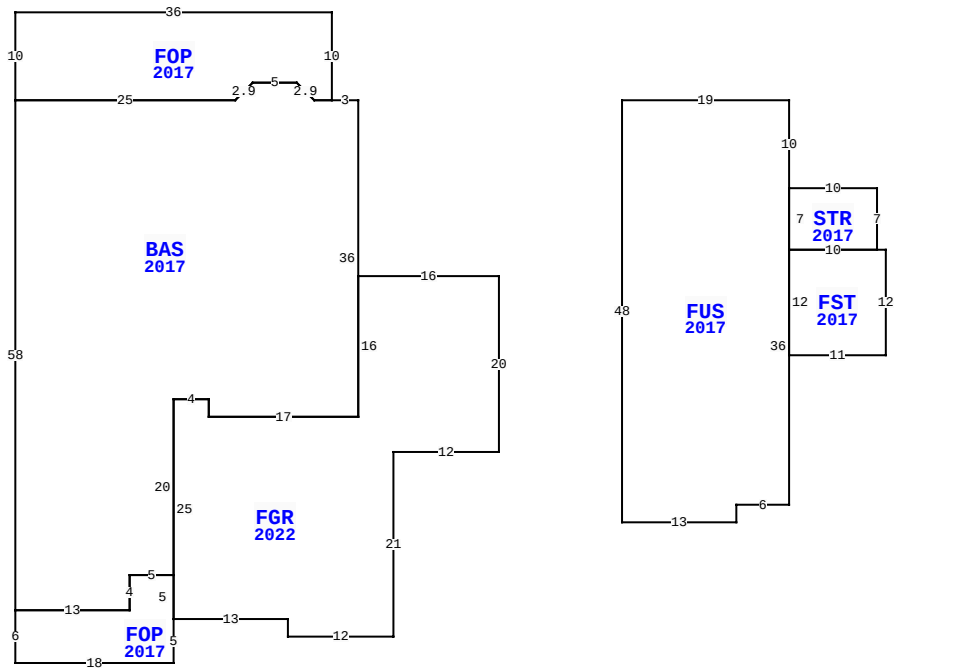
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,786	100	1,786	233,277
FGR	911	55	501	65,438
FOP	128	30	38	4,964
FOP	346	30	104	13,584
FST	132	55	73	9,534
FUS	900	100	900	117,553
STR	70	10	7	914
TOTALS	4,273		3,409	445,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,409	112.2400	133.28	454,352	2017	2017	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2022 Heated Area: 2686 HX Base Yr 2022



85178 MAJESTIC WALK CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		445,265
TOTAL MARKET OB/XF VALUE		43,418
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		563,683
SOH/AGL Deduction		84,807
ASSESSED VALUE		478,876
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		423,876
TOTAL JUST VALUE		563,683
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015478	REMODEL	2,000	11/08/2021
21007252	REMODEL	2,000	07/06/2021
17008694	CO ISSUED	0	10/03/2017
1700739	SWIM POOL	40,000	02/01/2017
B1632936	NEW CONSTR	329,439	08/25/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2567/0196	12/17/2021	SW	U	I	11	100
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: PHILLIPS TERRY J &						
2530/0027	12/17/2021	SW	Q	I	02	555,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: PHILLIPS TERRY J &						

BUILDING NOTES

EXTRA FEATURES

LN	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
1	0462	ST/AL FNC	0	100	0	0	228.00	SF	10.00	10.00	100	2017	2017	3	87	1,984	
2	0855	CONC PAVER	0	100	0	0	995.00	SF	10.00	10.00	100	2017	2017	3	97	9,652	
3	0835	QUARY TILE	0	100	0	0	288.00	SF	10.00	10.00	100	2017	2017	3	97	2,794	
4	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	2017	2017	3	87	28,988	

BUILDING DIMENSIONS

BAS=[YR=2017] W3 FOP=[YR=2017] N10 W36 S10 E25 U2 R2 E5 D2 R2 E2$ W2 U2 L2 W5 D2 L2 W25 S58 FOP=[YR=2017] S6 E18 N5 FGR=[YR=2022] E13 S2 E12 N21 E12 N20 W16 S16 W17 N2 W4 S25$ N5 W5 S4 W13$ E13 N4 E5 N20 E4 S2 E17 N36$ PTR=[YR=2017] E30 FUS=[YR=2017] E19S10 STR=[YR=2017] E10 S7 FST=[YR=2017] E1 S12 W11 N12 E10$ W10 N7$ S36 W6 S2 W13 N48$ W30$.

LAND DESCRIPTION

TOTAL OB/XF 43,418

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/05/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS