LOT 5
HAMPTON LAKES #1 PB 7/252

LENNAR HOMES LLC
7411 FULLERTON STREET, SUITE 220
JACKSONVILLE, FL 32256

2023

13-2N-27-0720-0005-0000

BUILDING CHARACTERISTICS

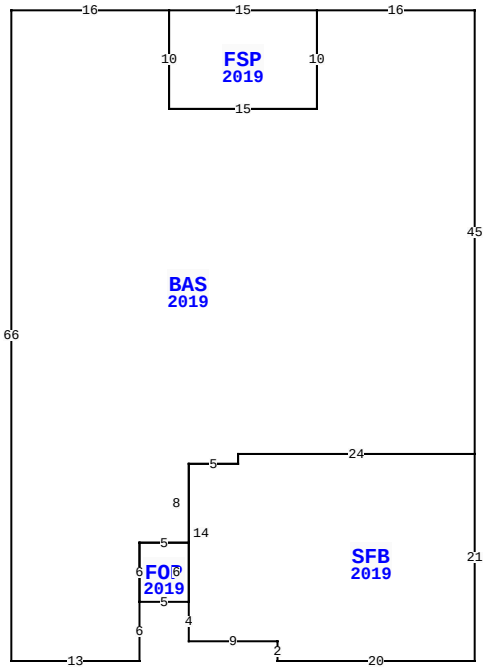
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,288	100	2,288	307,536
FOP	30	30	9	1,210
FSP	150	40	60	8,065
SFB	586	80	469	63,039
TOTALS	3,054		2,826	379,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,826	114.3360	135.77	383,686	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 0% - 0 Heated Area: 2757 HX Base Yr



85152 MAJESTIC WALK CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	379,849
TOTAL MARKET OB/XF VALUE	8,276
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	463,125
SOH/AGL Deduction	68,961
ASSESSED VALUE	394,164
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	394,164
TOTAL JUST VALUE	463,125
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	373,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C201102	CO ISSUED	0	02/05/2020
B1909882	NEW CONSTR	310,752	09/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2279/1081	6/05/2019	SW	Q	V	01	84,000
GRANTOR: AW VENTURE I LLC						
GRANTEE: LENNAR HOMES LLC						
1734/0452	4/14/2011	WD	U	V	12	1,027,900
GRANTOR: WOODSIDE AMELIA LAKES						
GRANTEE: AW VENTURE I LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 FSP=[YR=2019] W15 S10 E15 N10$ S10 W15 N10 W16 S66 E13 N6 FOP=[YR=2019] E5 SFB=[YR=2019] S4 E9 S2 E20 N21 W24 S1 W5 S14$ N6 W5 S6$ N6 E5 N8 E5 N1 E24 N45$.

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	0855	CONC PAVER	0	0	0	0	827.00	SF	10.00	10.00	100	2019	2019	3	99	8,187	
2	0855	CONC PAVER	0	0	3	3	9.00	SF	10.00	10.00	100	2019	2019	3	99	89	

LAND DESCRIPTION

TOTAL OB/XF 8,276

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	000136	C	SFR INT	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/22/2020 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS