LOT 7
PT OR 2326/194
HAMPTON LAKES #1 PB 7/252

RICHMOND AMERICAN HOMES OF FLORIDA LP
10255 FORTUNE PKWY STE 150
JACKSONVILLE, FL 32256

2023

13-2N-27-0720-0007-0000

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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

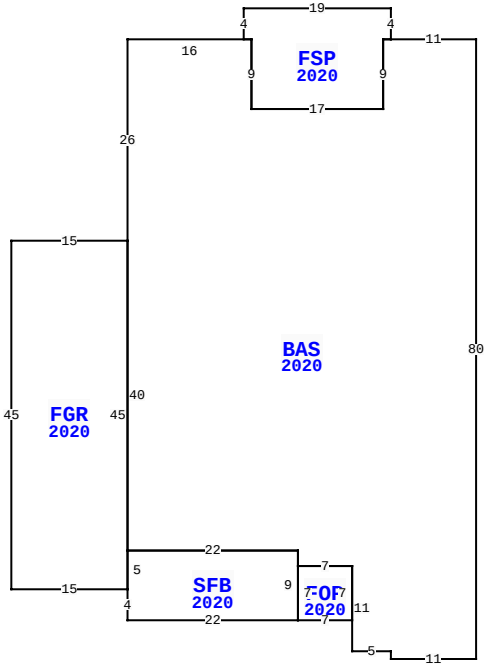
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,050	100	3,050	368,115
FGR	675	55	371	44,777
FOP	49	30	15	1,811
FSP	229	40	92	11,104
SFB	198	80	158	19,069
TOTALS	4,201		3,686	444,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,686	102.1500	121.30	447,112	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 0 Heated Area: 3208 HX Base Yr



85130 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	444,876
TOTAL MARKET OB/XF VALUE	12,830
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	532,706
SOH/AGL Deduction	80,154
ASSESSED VALUE	452,552
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	452,552
TOTAL JUST VALUE	532,706
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	427,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009928	NEW CONSTR	436,432	12/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2326/0194	12/16/2019	SW	Q	V	05	284,600
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: RICHMOND AMERICAN H						
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=2020] W11 FSP=[YR=2020] N4 W19 S4 E1 S9 E17 N9 E1$ W1 S9 W17 N9 W16 S26 FGR=[YR=2020] W15 S45 E15 SFB=[YR=2020] S4 E22 FOP=[YR=2020] E7 N7 W7 S7$ N9 W22 S5$ N45$ S40 E22 S2 E7 S11 E5 S1 E11 N80$.

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	1,296.00	SF	10.00	10.00	100	2020	2020	3	99	12,830	

LAND DESCRIPTION

TOTAL OB/XF 12,830

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 10/26/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS