LOT 16
ESMT PT OR 1521/1562
HAMPTON LAKES #1 PB 7/252

JOHNSON HARRY & JULIA/
85196 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0016-0000

BUILDING CHARACTERISTICS

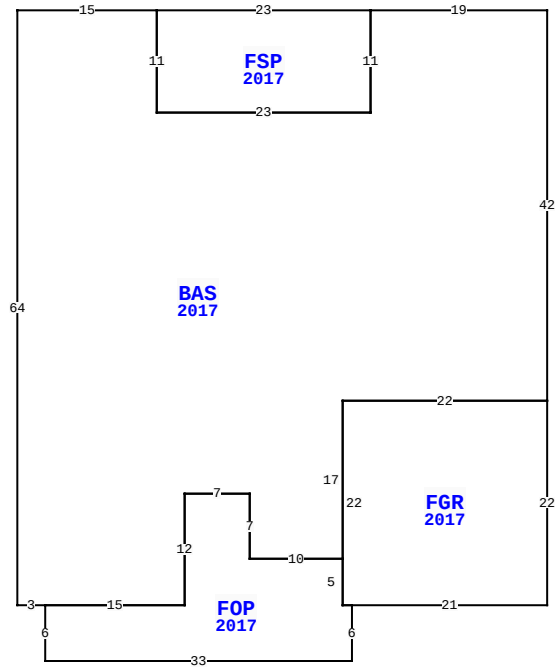
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	25	MOD METAL 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,777	100	2,777	347,679
FGR	484	55	266	33,303
FOP	332	30	100	12,520
FSP	253	40	101	12,645
TOTALS	3,846		3,244	406,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,244	107.6400	127.82	414,648	2017	2017	0	0	0	2.05	97.95

1 SNGL FAM – 100% - 2019 Heated Area: 2777 HX Base Yr 2019



85196 MAJESTIC WALK BLVD, 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		406,148
TOTAL MARKET OB/XF VALUE		4,947
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		486,095
SOH/AGL Deduction		192,551
ASSESSED VALUE		293,544
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		243,544
TOTAL JUST VALUE		486,095
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010008	CO ISSUED	0	11/13/2017
17001662	NEW CONSTR	337,099	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	11/15/2017	CN	Q	I	01	337,500
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: JOHNSON HARRY & JUL						
1974/0280	4/13/2015	SW	U	V	37	3,829,500
GRANTOR: AW VENTURE I LLC						
GRANTEE: AVATAR PROPERTIES I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W19 FSP=[YR=2017] W23 S11 E23 N11$ S11 W23 N11 W15 S64 E3 FOP=[YR=2017] S6 E33 N6 FGR=[YR=2017] E21 N22 W22 S22 E1$ W1 N5 W10 N7 W7 S12 W15$ E15 N12 E7 S7 E10 N17 E22 N42$.

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	0812	CONCRETE C	0	100	0	0	1,275.00	SF	4.00	4.00	100	2017	2017	3	97	4,947	

LAND DESCRIPTION

TOTAL OB/XF 4,947

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/30/2018 BY SB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS