LOT 23
ESMT PT OR 1521/1562
HAMPTON LAKES #1 PB 7/252

SMITH ROCKY JR &/DENTON AMBER
85170 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0023-0000

BUILDING CHARACTERISTICS

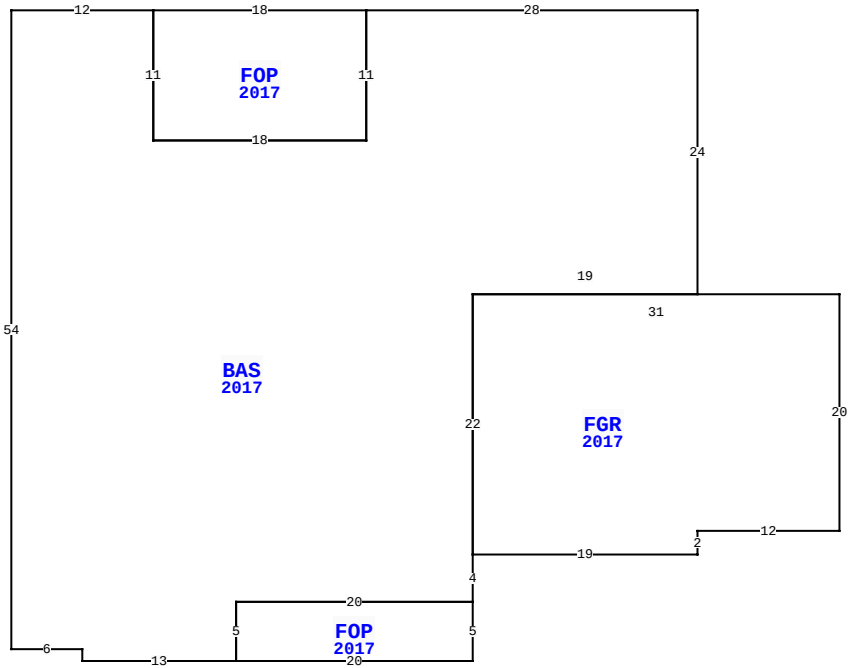
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,297	100	2,297	305,627
FGR	658	55	362	48,166
FOP	100	30	30	3,992
FOP	198	30	59	7,850
TOTALS	3,253		2,748	365,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,748	114.3360	135.77	373,096	2017	2017	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2021 Heated Area: 2297 HX Base Yr 2021



85170 MAJESTIC WALK BLVD, 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		365,634
TOTAL MARKET OB/XF VALUE		72,149
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		512,783
SOH/AGL Deduction		135,885
ASSESSED VALUE		376,898
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		326,898
TOTAL JUST VALUE		512,783
NCON VALUE		60,750
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001879	SWIM POOL	74,000	02/02/2022
17003821	CO ISSUED	0	05/01/2017
B1632748	NEW CONSTR	294,136	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2397/0876	9/14/2020	WD	Q	I	01	388,000
GRANTOR: SCHAMBACH MICHAEL A &						
GRANTEE: SMITH ROCKY JR & AM						
2131/1079	6/25/2017	WD	Q	I	02	349,200
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: SCHAMBACH MICHAEL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W28 FOP=[YR=2017] W18 S11 E18 N11$ S11 W18 N11 W12 S54 E6 S1 E13 FOP=[YR=2017] E20 N5 W20 S5$ N5 E20 N4 FGR=[YR=2017] E19 N2 E12 N20 W31 S22$ N22 E19 N24$.

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	812.00	SF	4.00	4.00	100	2017	2017	3	97	3,151	
2	0462	ST/AL FNC	0	100	0	0	948.00	SF	10.00	10.00	100	2017	2017	3	87	8,248	
3	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2022	2022	3	100	38,250	
4	0855	CONC PAVER	0	100	0	0	1,550.00	SF	10.00	10.00	100	2022	2022	3	100	15,500	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	100	5,000	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 72,149

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 12/22/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS