LOT 32
ESMT PT OR 1521/1562
HAMPTON LAKES #1 PB 7/252

GREENE JESSICA C
85140 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0032-0000

BUILDING CHARACTERISTICS

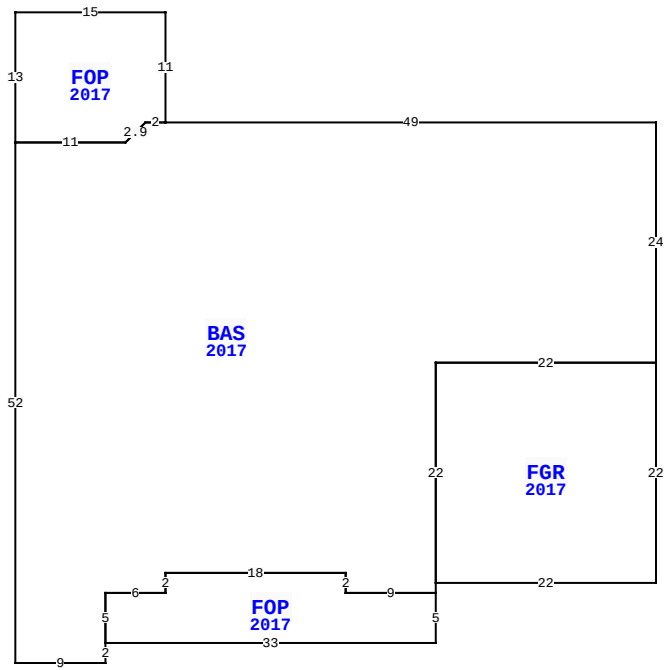
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,505	100	2,505	309,366
FGR	484	55	266	32,851
FOP	189	30	57	7,039
FOP	201	30	60	7,410
TOTALS	3,379		2,888	356,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,888	106.1260	126.02	363,946	2017	2017	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 2505 HX Base Yr 2020



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

85140 MAJESTIC WALK BLVD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		356,667
TOTAL MARKET OB/XF VALUE		3,632
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		435,299
SOH/AGL Deduction		144,770
ASSESSED VALUE		290,529
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		240,529
TOTAL JUST VALUE		435,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003772	CO ISSUED	0	04/27/2017
B1633439	NEW CONSTR	317,256	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2310/1186	10/07/2019	WD	Q	I	01	280,000
GRANTOR: WEGGELAND RICHARD J &						
GRANTEE: GREENE JESSICA C						
2121/1101	4/28/2017	SW	Q	I	02	333,800
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: WEGGELAND RICHARD J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W49 FOP=[YR=2017] N11 W15 S13 E11 U2 R2 E2$ W2 D2 L2 W11 S52 E9 N2 FOP=[YR=2017] E33 N5 W9 N2 W18 S2 W6 S5$ N5 E6 N2 E18 S2 E9 N1 FGR=[YR=2017] E22 N22 W22 S22$ N22 E22 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	0811	CONCRETE B	0	100	0	0	720.00	SF	5.20	5.20	100	2017	2017	3	97	3,632	

LAND DESCRIPTION

TOTAL OB/XF 3,632

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 08/10/2017 BY SB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS