LOT 129
HAMPTON LAKES #1 PB 7/252

MASSMAN MARY CATHRYN L/E/
85153 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0129-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

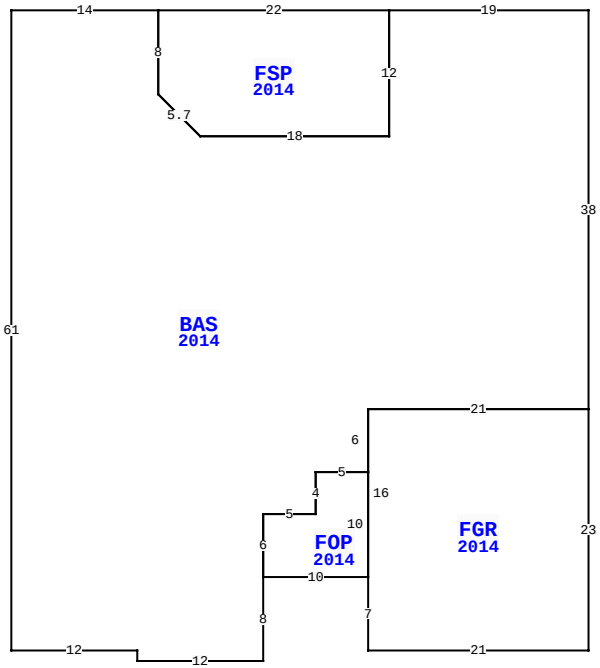
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,478	100	2,478	302,713
FGR	483	55	266	32,495
FOP	80	30	24	2,932
FSP	256	40	102	12,461
TOTALS	3,297		2,870	350,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,870	107.1600	127.25	365,208	2014	2014	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2015 Heated Area: 2478 HX Base Yr 2015



85153 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		350,600
TOTAL MARKET OB/XF VALUE		4,268
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		429,868
SOH/AGL Deduction		153,420
ASSESSED VALUE		276,448
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		226,448
TOTAL JUST VALUE		429,868
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428918	CO ISSUED	0	10/08/2014
B1428918	NEW CONSTR	299,651	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2594/0428	9/26/2022	LE	U	I	11	100
GRANTOR: MASSMAN MARY CATHRYN						
GRANTEE: REDMON CAROLYN JEAN						
2594/0426	9/26/2022	QC	U	I	11	100
GRANTOR: MASSMAN MARY CATHRYN						
GRANTEE: MASSMAN MARY CATHRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W19 FSP=[YR=2014] W22 S8 D4 R4 E18 N12 $ S12 W18 U4 L4 N8 W14 S61 E12 S1 E12 N8 FOP=[YR=2014] E10 FGR=[YR=2014] S7 E21 N23 W21 S16 $ N10 W5 S4 W5 S6 $ N6 E5 N4 E5 N6 E21 N38 $.

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	864.00	SF	5.20	5.20	100	2014	2014	3	95	4,268	

LAND DESCRIPTION

TOTAL OB/XF 4,268

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	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/22/2019 BY TWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS