

LOT 136
IN OR 2091/494
HAMPTON LAKES #1 PB 7/252

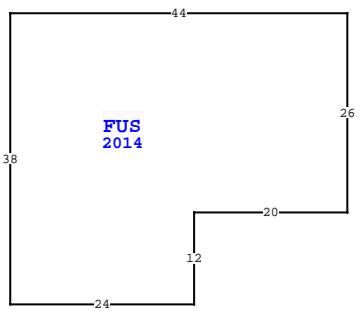
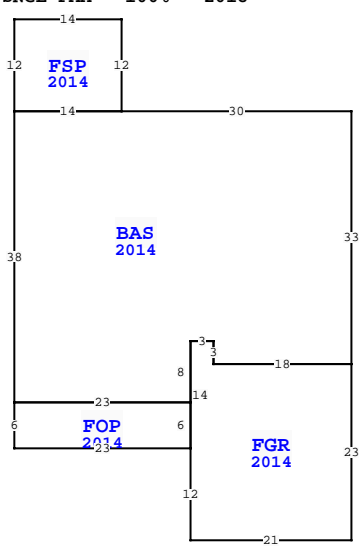
WHITTIER SHANE & MARISSA
85179 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0136-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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
BAS	1,558	100	1,558
FGR	492	55	271
FOP	138	30	41
FSP	168	40	67
FUS	1,432	100	1,432
TOTALS	3,788		3,369
			412,726

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,369	106.9040	126.95	427,695	2014	2014	0	0	3.50	96.50
1 SNGL FAM - 100% - 2018										Heated Area: 2990	HX Base Yr 2018



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			412,726
TOTAL MARKET OB/XF VALUE			7,857
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			495,583
SOH/AGL Deduction			203,825
ASSESSED VALUE			291,758
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			241,758
TOTAL JUST VALUE			495,583
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			401,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428596	CO ISSUED	0	08/18/2014
B1428596	NEW CONSTR	359,711	04/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2091/0494	11/22/2016	WD	Q	I	01	370,000
GRANTOR: MARSHBURN NICHOLAS &						
GRANTEE: WHITTIER SHANE & MA						
1933/0316	8/18/2014	SW	Q	I	01	320,500
GRANTOR: GP HOMES LLC						
GRANTEE: MARSHBURN NICHOLAS						

EXTRA FEATURES																	
L N	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			882.00	SF	5.20	2014	2014	3	95	4,357	
2	0600	SUMMER KIT	0	100	0	0			1.00	UT	5,000.00	2014	2014	3	70	3,500	

BLD DATE	09/16/2020	KKA	LGL DATE	
XF DATE	09/16/2020	KKA	LAND DATE	06/13/2023
			AG DATE	MLU

BUILDING NOTES	
85179 MAJESTIC WALK BLVD, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2014] W30 FSP=[YR=2014] N12 W14 S12 E14 \$ W14 S38 FOP=[YR=2014] S6 E23 FGR=[YR=2014] S12 E21 N23 W18 N3 W3 S14 \$ N6 W23 \$ E23 N8 E3 S3 E18 N33 \$ PTR= E30 FUS=[YR=2014] E44 S26 W20 S12 W24 N38 \$ W30 \$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							