

LOT 141
IN OR 1622/522
HAMPTON LAKES #1 PB 7/252

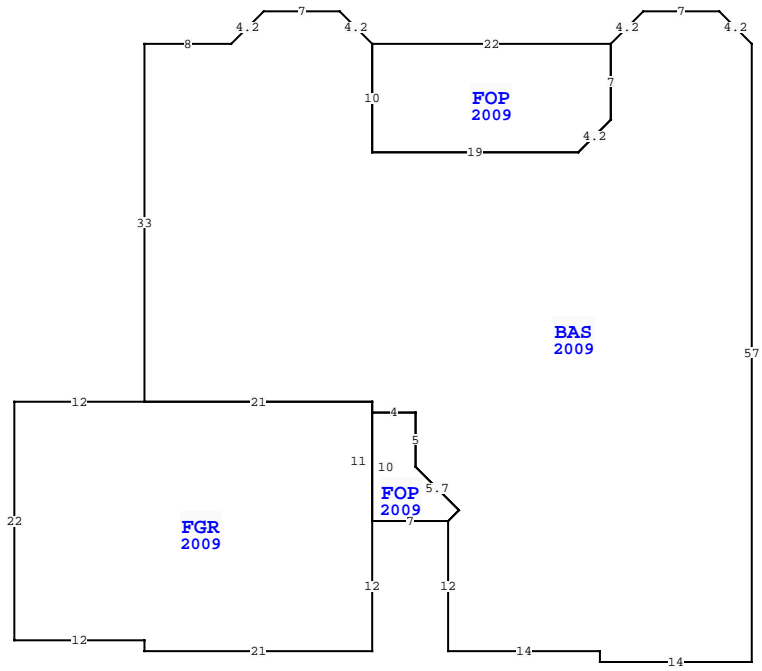
CREWS JUSTIN & ASHLEY W
85195 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0141-0000

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|--------------|
| ELEMENT | CD | | |
| 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 | 14 | CARPET | 70 |
| Interior Floo | 11 | CLAY TILE | 30 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 4 | 100 |
| Bathrooms | | 2 | 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 |
| BAS | 2,376 | 100 | 2,376 |
| FGR | 747 | 55 | 411 |
| FOP | 52 | 30 | 16 |
| FOP | 216 | 30 | 65 |
| TOTALS | 3,391 | | 2,868 |
| | | | 334,956 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 2,868 | 105.1860 | 124.91 | 358,242 | 2009 | 2009 | 0 | 0 | 6.50 | 93.50 |
| 1 SNGL FAM - 100% - 2010 Heated Area: 2376 HX Base Yr 2010 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|--|--------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 4 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 334,956 | |
| TOTAL MARKET OB/XF VALUE | | 11,518 | |
| TOTAL LAND VALUE - MARKET | | 75,000 | |
| TOTAL MARKET VALUE | | 421,474 | |
| SOH/AGL Deduction | | 202,283 | |
| ASSESSED VALUE | | 219,191 | |
| TOTAL EXEMPTION VALUE | | HX HB 50,000 | |
| BASE TAXABLE VALUE | | 169,191 | |
| TOTAL JUST VALUE | | 421,474 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 339,997 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| C22240 | CO ISSUED | 0 | 05/14/2009 |
| E21586 | ELEC OTHER | 2,000 | 02/01/2009 |
| M14389 | MECH OTHER | 0 | 02/01/2009 |
| P13652 | OTHER | 0 | 02/01/2009 |
| B22240 | NEW CONSTR | 219,516 | 01/01/2009 |
| R11733 | REPAIR/RRF | 5,660 | 01/01/2009 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1622/0522 | 5/29/2009 | WD Q | Q | I | 01 | 265,197 |

GRANTOR: WOODSIDE AMELIA LAKES
GRANTEE: CREWS JUSTIN & ASHL

| EXTRA FEATURES | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|---|----------|----|-------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1 | 0812 | CONCRETE C | 0 | 100 | 0 | 1,366.00 | UT | 4.00 | 4.00 | 100 | 2009 |
| 2 | 0462 | ST/AL FNC | 0 | 100 | 0 | 792.00 | SF | 10.00 | 10.00 | 100 | 2009 |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 300.00 | SF | 6.50 | 6.50 | 100 | 2010 |

| TOTAL OB/XF | | | | | | | | | | | |
|--|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 85195 MAJESTIC WALK BLVD, FERNANDINA BEACH, FL 32034 | | | | | | | | | | | |
| BLD DATE 09/23/2009 RK LGL DATE 06/13/2023 MLU | | | | | | | | | | | |
| XF DATE 09/23/2009 RK LAND DATE | | | | | | | | | | | |
| INC DATE AG DATE | | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2009] U3 L3 W7 D3 L3 FOP=[YR=2009] W22 S10 E19 | | | | | | | | | | | |
| U3 R3 N7 S7 L3 D3 W19 N10 U3 L3 W7 D3 L3 W8 S33 | | | | | | | | | | | |
| FGR=[YR=2009] W12 S22 E12 S1 E21 N12 FOP=[YR=2009] E7 U1 | | | | | | | | | | | |
| R1 U4 L4 N5 W4 S10 S N11 W21 S E21 S1 E4 S5 D4 R4 D1 L1 | | | | | | | | | | | |
| S12 E14 S1 E14 N57 S. | | | | | | | | | | | |

| 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 | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 000135 | C | SFR CNSVTN | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |