LOT 151
IN OR 2172/1654
HAMPTON LAKES #1 PB 7/252

HOPPE JOSHUA & AMY ELIZABETH
85076 MAJESTIC WALK CIRCLE
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0151-0000

BUILDING CHARACTERISTICS

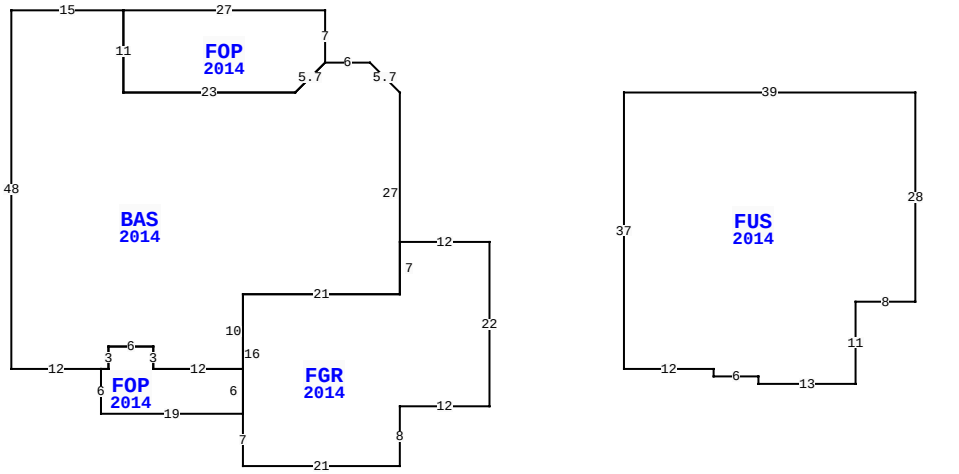
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	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	SUBAREA MARKET VALUE
BAS	1,901	100	1,901	233,509
FGR	747	55	411	50,485
FOP	132	30	40	4,914
FOP	289	30	87	10,686
FUS	1,403	100	1,403	172,337
TOTALS	4,472		3,842	471,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,842	107.1900	127.29	489,048	2014	2014	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2019 Heated Area: 3304 HX Base Yr 2019



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

85076 MAJESTIC WALK CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		471,931
TOTAL MARKET OB/XF VALUE		46,950
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		593,881
SOH/AGL Deduction		192,972
ASSESSED VALUE		400,909
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		350,909
TOTAL JUST VALUE		593,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632382	POOL ENCLSRE	24,552	05/01/2016
B1327963	CO ISSUED	0	05/16/2014
B1327963	NEW CONSTR	389,760	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2172/1654	1/23/2018	WD	Q	I	01	450,000
GRANTOR: KUDLATS DAVID & SUSAN						
GRANTEE: HOPPE JOSHUA & AMY						
1917/1161	5/16/2014	SW	Q	I	01	382,400
GRANTOR: GP HOMES LLC						
GRANTEE: KUDLATS DAVID & SUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] U4 L4 W6 FOP=[YR=2014] N7 W27 S11 E23 U4 R4 $ D4 L4 W23 N11 W15 S48 E12 FOP=[YR=2014] S6 E19 FGR=[YR=2014] S7 E21 N8 E12 N22 W12 S7 W21 S16 $ N6 W12 N3 W6 S3 W1 $ E1 N3 E6 S3 E12 N10E21 N27 $ PTR= E30 FUS=[YR=2014] E39 S28 W8 S11 W13 N1 W6 N1 W12 N37 $ W30 $.

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	0855	CONC PAVER	0	100	0	0	1,030.00	SF	10.00	10.00	100	2014	2014	3	95	9,785	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2014	2014	3	70	3,500	
3	0861	POOL GUNIT	0	100	30	10	300.00	SF	85.00	85.00	100	2017	2017	3	87	22,185	
4	0911	SCRN RM A	0	100	40	20	800.00	SF	17.50	17.50	100	2017	2017	3	82	11,480	

LAND DESCRIPTION

TOTAL OB/XF 46,950

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	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							

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