LOT 152
IN OR 2025/1130
HAMPTON LAKES #1 PB 7/252

MILLER JOHN T & LOLITA D
85064 MAJESTIC WALK CIRCLE
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0152-0000

BUILDING CHARACTERISTICS

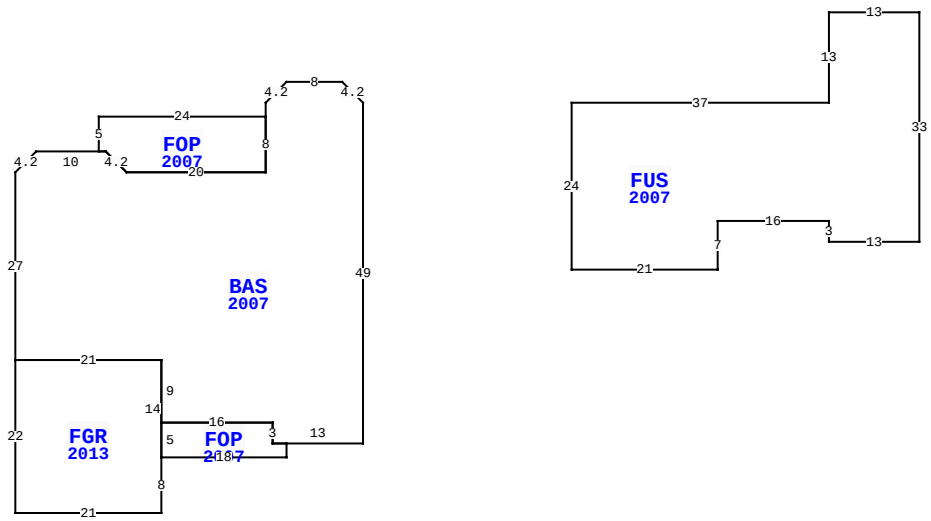
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	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	1,862	100	1,862	225,800
FGR	462	55	254	30,802
FOP	84	30	25	3,032
FOP	185	30	56	6,791
FUS	1,205	100	1,205	146,128
TOTALS	3,798		3,402	412,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,402	110.4000	131.10	446,002	2007	2007	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2017 Heated Area: 3067 HX Base Yr



85064 MAJESTIC WALK CIR, FERNANDINA BEACH

BLD DATE	07/02/2007	RK	LGL DATE	
XF DATE	07/02/2007	RK	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		412,552
TOTAL MARKET OB/XF VALUE		9,579
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		497,131
SOH/AGL Deduction		178,365
ASSESSED VALUE		318,766
TOTAL EXEMPTION VALUE	13	318,766
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		497,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618695	NEW CONSTR	0	01/01/2006
C18695	CO ISSUED	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2025/1130	1/26/2016	TD	Q	I	01	312,500
GRANTOR: 85064 MAJESTIC WALK C						
GRANTEE: MILLER JOHN T & LOL						
1970/1340	3/27/2015	SW	U	I	18	220,300
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: 85064 MAJESTIC WALK						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0855	CONC PAVER	0	100	0	0	640.00	SF	10.00	10.00	100	2007	2007	3	89	5,696	
3	0476	VF 6 SBPL	0	100	0	0	28.00	LF	32.00	32.00	100	2007	2007	3	74	663	

BUILDING DIMENSIONS

BAS=[YR=2007] U3 L3 W8 D3 L3 S2 FOP=[YR=2007] W24 S5 E1 D3 R3 E20 N8 $ S8 W20 U3 L3 W10 D3 L3 S27 FGR=[YR=2013] S22 E21 N8 FOP=[YR=2007] E18 N2 W2 N3 W16 S5 $ N14 W21 $ E21 S9 E16 S3 E13 N49 $ PTR=E30 FUS=[YR=2007] E37 N13 E13 S33 W13 N3 W16 S7 W21 N24 $ W30 $.

LAND DESCRIPTION

TOTAL OB/XF 9,579

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 02/21/2018 BY SBX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS