LOT 44
HAMPTON LAKES #2 PBK 8/165

HESTER CYNTHIA S
85033 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2023

24-2N-27-0721-0044-0000

BUILDING CHARACTERISTICS

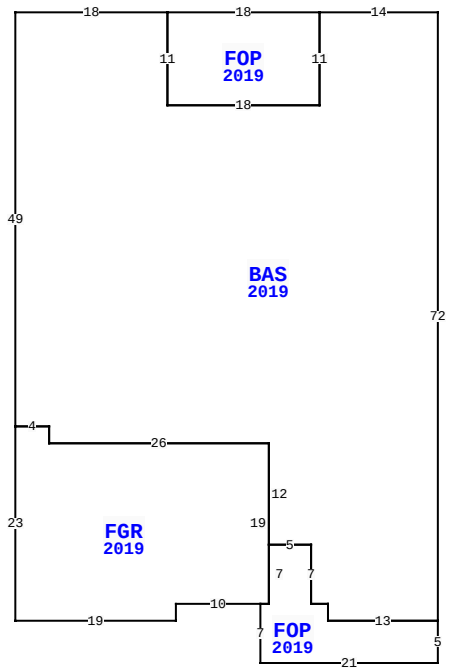
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4085.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,715	100	2,715	336,223
FGR	616	55	339	41,982
FOP	156	30	47	5,820
FOP	198	30	59	7,306
TOTALS	3,685		3,160	391,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,160	105.3400	125.09	395,284	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 2715 HX Base Yr 2022



85033 MAJESTIC WALK BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		391,331
TOTAL MARKET OB/XF VALUE		23,730
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		490,061
SOH/AGL Deduction		88,075
ASSESSED VALUE		401,986
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		351,986
TOTAL JUST VALUE		490,061
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000859	CO ISSUED	0	01/29/2019
18009035	ADDITION	8,604	12/01/2018
18008936	NEW CONSTR	357,687	08/30/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2510/0620	11/02/2021	WD	Q	I	01	534,000
GRANTOR: ROBERT JOHN P & LAURI						
GRANTEE: HESTER CYNTHIA S						
2253/0771	1/30/2019	SW	Q	I	01	368,200
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: ROBERT JOHN P & LAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 FOP=[YR=2019] W18 S11 E18 N11$ S11 W18 N11 W18 S49 FGR=[YR=2019] S23 E19 N2 E10 FOP=[YR=2019] S7 E21 N5 W13 N2 W2 N7 W5 S7 W1$ E1 N19 W26 N2 W4$ E4 S2 E26 S12 E5 S7 E2S2 E13 N72$.

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	1,462.00	SF	10.00	10.00	100	2019	2019	3	99	14,474	
2	0462	ST/AL FNC	0	100	168	4	672.00	SF	10.00	10.00	100	2019	2019	3	93	6,250	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	96	576	
4	0910	SCRN RM L	0	100	18	10	180.00	SF	15.00	15.00	100	2019	2019	3	90	2,430	

LAND DESCRIPTION

TOTAL OB/XF 23,730

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/11/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS