LOT 47
IN OR 2220/260
HAMPTON LAKES #2 PBK 8/165

KOCH GREGORY M
85045 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2023

24-2N-27-0721-0047-0000

BUILDING CHARACTERISTICS

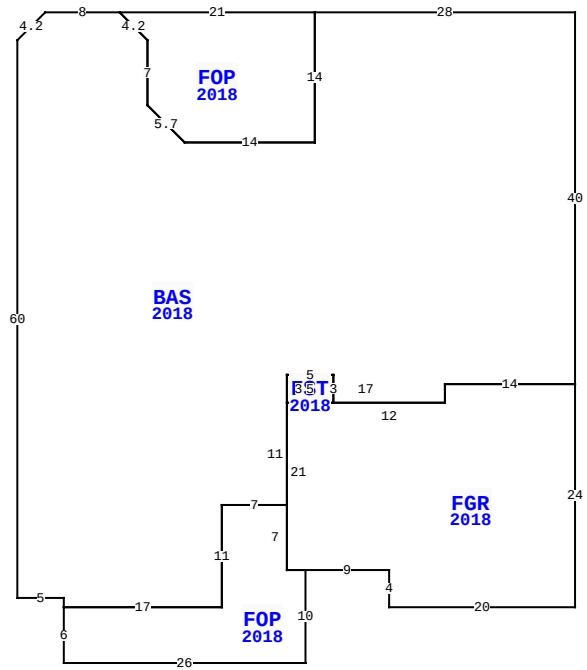
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	4085.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,795	100	2,795	345,291
FGR	681	55	375	46,328
FOP	241	30	72	8,895
FOP	249	30	75	9,266
FST	15	55	8	988
TOTALS	3,981		3,325	410,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,325	105.6160	125.42	417,022	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2019 Heated Area: 2795 HX Base Yr 2019



85045 MAJESTIC WALK BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		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		410,767
TOTAL MARKET OB/XF VALUE		20,982
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		506,749
SOH/AGL Deduction		174,258
ASSESSED VALUE		332,491
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		282,491
TOTAL JUST VALUE		506,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003404	CO ISSUED	0	04/04/2018
17006726	NEW CONSTR	366,385	07/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2220/0260	8/28/2018	SW	Q	I	01	368,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: KOCH GREGORY M						
2089/0966	12/16/2016	SW	U	V	37	6,730,600
GRANTOR: AW VENTURE II LLC						
GRANTEE: AVH NORTH FLORIDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W28 FOP=[YR=2018] W21 R3 D3 S7 R4 D4 E14 N14$ S14 W14 U4 L4 N7 U3 L3 W8 L3 D3 S60 E5 S1 FOP=[YR=2018] S6 E26 N10 FGR=[YR=2018] E9 S4 E20 N24 W14 S2 W12 FST=[YR=2018] W5 N3 E5 S3$ N3 W5 S21 E2$ W2 N7 W7 S11 W17$ E17 N11 E7 N11 E17 N2 E14 N40$.

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	0462	ST/AL FNC	0	100	120	4	480.00	SF	10.00	10.00	100	2018	2018	3	90	4,320	
2	0855	CONC PAVER	0	100	0	0	1,642.00	SF	10.00	10.00	100	2018	2018	3	98	16,092	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	

LAND DESCRIPTION

TOTAL OB/XF 20,982

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