LOT 49
HAMPTON LAKES #2 PBK 8/165

SIANO MICHAEL & FRANCES
85063 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

**2023**

**24-2N-27-0721-0049-0000**

## BUILDING CHARACTERISTICS

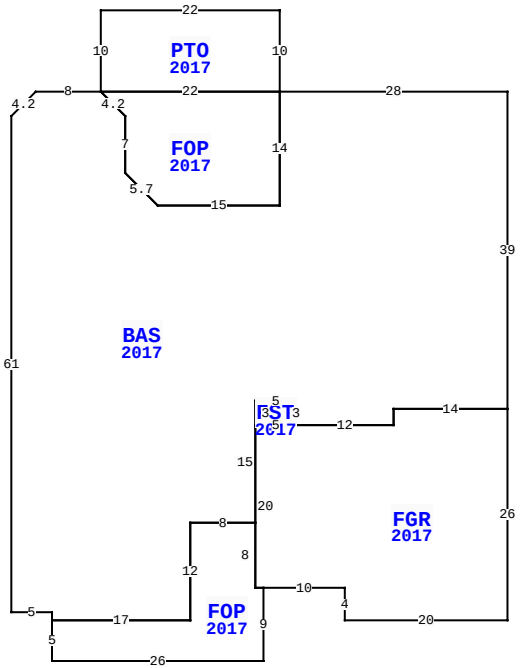
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 2,810 | 100 | 2,810 | 353,203 |
| FGR | 728 | 55 | 400 | 50,278 |
| FOP | 230 | 30 | 69 | 8,673 |
| FOP | 263 | 30 | 79 | 9,930 |
| FST | 15 | 55 | 8 | 1,005 |
| PTO | 220 | 5 | 11 | 1,383 |
| TOTALS | 4,266 | | 3,377 | 424,471 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,377 | 108.0080 | 128.26 | 433,134 | 2017 | 2017 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SNGL FAM – 100% - 0 Heated Area: 2810 HX Base Yr




85063 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 | | 424,471 |
| TOTAL MARKET OB/XF VALUE | | 18,997 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 518,468 |
| SOH/AGL Deduction | | 87,656 |
| ASSESSED VALUE | | 430,812 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 380,812 |
| TOTAL JUST VALUE | | 518,468 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 418,264 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17010410 | CO ISSUED | 0 | 11/22/2017 |
| 17004809 | NEW CONSTR | 366,385 | 05/31/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2613/0805 | 1/13/2023 | WD | Q | I | 01 | 639,000 |
| GRANTOR: BRUMME ERIK | | | | | | |
| GRANTEE: SIANO MICHAEL & FRA | | | | | | |
| 2464/0039 | 5/19/2021 | WD | Q | I | 01 | 497,500 |
| GRANTOR: MCMILLAN BRENT LEE & | | | | | | |
| GRANTEE: BRUMME ERIK | | | | | | |

## 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,633.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 97 | 15,840 | |
| 2 | 0911 | SCRN RM A | 0 | 100 | 10 | 22 | 220.00 | SF | 17.50 | 17.50 | 100 | 2017 | 2017 | 3 | 82 | 3,157 | |

## BUILDING DIMENSIONS

BAS=[YR=2017] W28 PTO=[YR=2017] N10 W22 S10 FOP=[YR=2017] R3 D3 S7 R4 D4 E15 N14 W22$ E22$ S14 W15 U4 L4 N7 U3 L3 W8 L3 D3 S61 E5 S1 FOP=[YR=2017] S5 E26 N9 FGR=[YR=2017] E10 S4 E20 N26 W14 S2 W12 FST=[YR=2017] N3 W5 S3 E5$ W5 S20 E1$ W1 N8 W8 S12 W17$ E17 N12 E8 N15 E5 S3 E12 N2 E14 N39$.

## LAND DESCRIPTION

TOTAL OB/XF 18,997

| 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 | 000133 | C | SFR LAKE | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 03/28/2018 BY SB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS