LOT 53
HAMPTON LAKES #2 PBK 8/165

ZIGICH STEPHEN & PATRICIA
85083 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2023

24-2N-27-0721-0053-0000

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		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

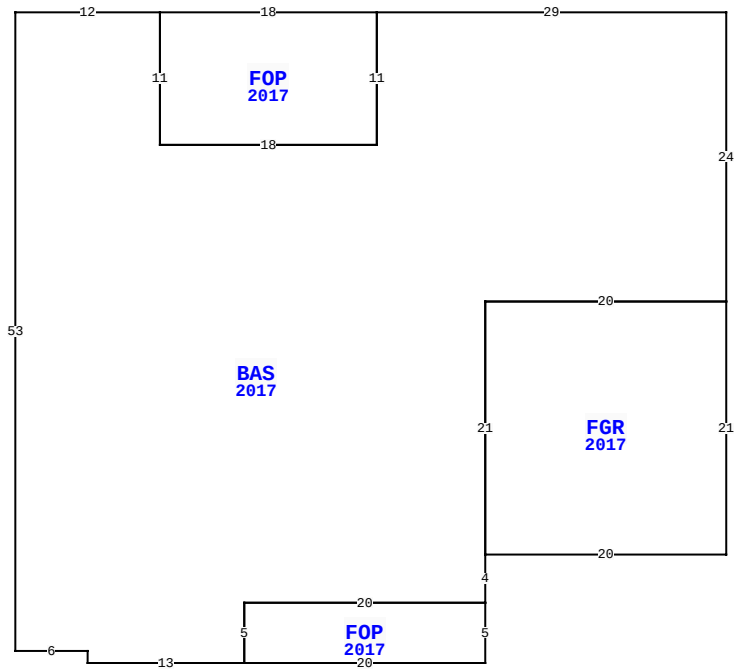
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,282	100	2,282	291,912
FGR	420	55	231	29,549
FOP	100	30	30	3,838
FOP	198	30	59	7,547
TOTALS	3,000		2,602	332,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,602	109.9200	130.53	339,639	2017	2017	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2022 Heated Area: 2282 HX Base Yr 2022



85083 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		332,846
TOTAL MARKET OB/XF VALUE		4,497
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		412,343
SOH/AGL Deduction		185,962
ASSESSED VALUE		226,381
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		176,381
TOTAL JUST VALUE		412,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011050	CO ISSUED	0	12/12/2017
B1700155	NEW CONSTR	0	01/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2459/1709	5/07/2021	WD	Q	I	01	430,000
GRANTOR: COFFEY DANIEL & DEBRA						
GRANTEE: ZIGICH STEPHEN & PA						
2185/0215	3/20/2018	SW	Q	I	01	330,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: COFFEY DANIEL & DEB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W29 FOP=[YR=2017] W18 S11 E18 N11$ S11 W18 N11 W12 S53 E6 S1 E13 FOP=[YR=2017] E20 N5 W20 S5$ N5 E20 N4 FGR=[YR=2017] E20 N21 W20 S21$ N21 E20 N24$.

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	0812	CONCRETE C	0	100	0	0	1,159.00	SF	4.00	4.00	100	2017	2017	3	97	4,497	

LAND DESCRIPTION

TOTAL OB/XF 4,497

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 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