LOT 69
HAMPTON LAKES #2 PBK 8/165

BIGHOUSE CRAIG C
85042 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2023

24-2N-27-0721-0069-0000

BUILDING CHARACTERISTICS

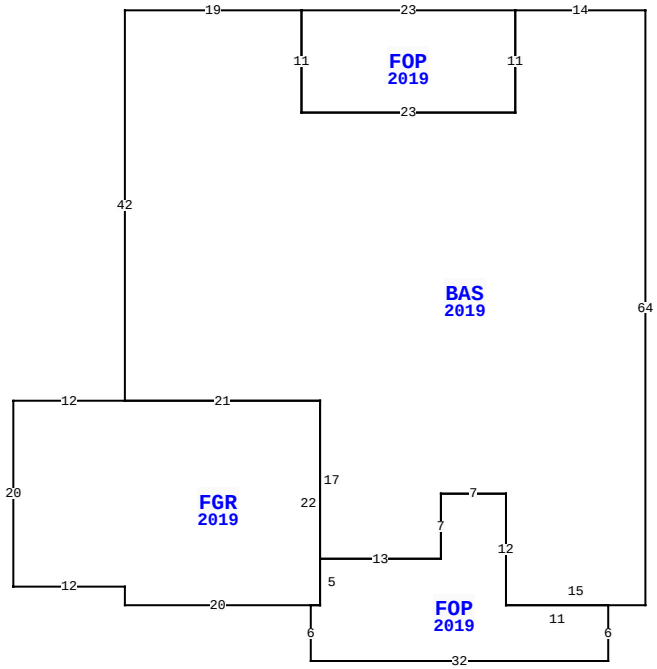
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover		N/A 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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	2,720	100	2,720	335,658
FGR	702	55	386	47,634
FOP	253	30	76	9,378
FOP	341	30	102	12,587
TOTALS	4,016		3,284	405,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,284	104.9720	124.65	409,351	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2020 Heated Area: 2720 HX Base Yr 2020



85042 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		405,257
TOTAL MARKET OB/XF VALUE		16,157
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		496,414
SOH/AGL Deduction		141,691
ASSESSED VALUE		354,723
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		299,723
TOTAL JUST VALUE		496,414
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008470	CO ISSUED	0	08/08/2019
19000951	NEW CONSTR	0	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2305/1319	9/06/2019	SW	Q	I	01	409,700
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: BIGHOUSE CRAIG C						
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=2019] W14 FOP=[YR=2019] W23 S11 E23 N11$ S11 W23 N11 W19 S42 FGR=[YR=2019] W12 S20 E12 S2 E20 FOP=[YR=2019] S6 E32 N6 W11 N12 W7 S7 W13 S5 W1$ E1 N22 W21$ E21 S17 E13 N7 E7 S12 E15 N64$.

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	1,632.00	SF	10.00	10.00	100	2019	2019	3	99	16,157	

LAND DESCRIPTION

TOTAL OB/XF 16,157

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 07/23/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS