LOT 75
IN OR 2220/255
HAMPTON LAKES #2 PBK 8/165

OVEREND MARK E
85018 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2023

24-2N-27-0721-0075-0000

BUILDING CHARACTERISTICS

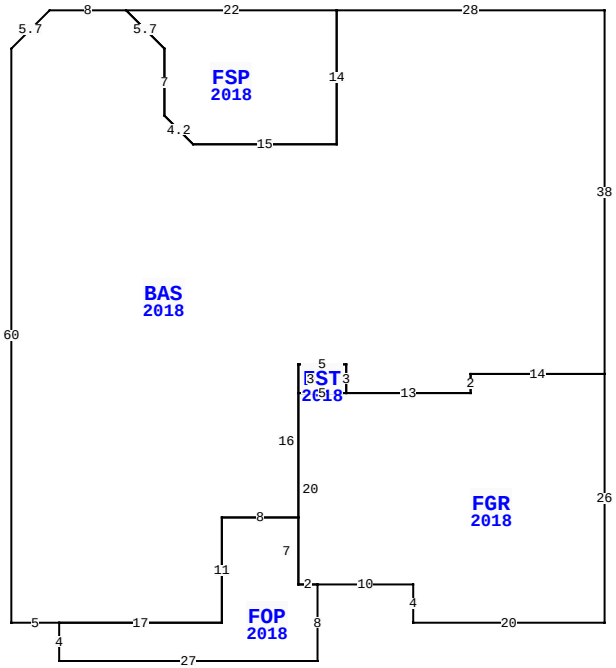
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	14	WD SHINGLE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	2,806	100	2,806	342,984
FGR	748	55	411	50,237
FOP	204	30	61	7,456
FSP	256	40	102	12,467
FST	15	55	8	978
TOTALS	4,029		3,388	414,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,388	104.6040	124.22	420,857	2018	2018	0	0	0	1.60	98.40

1 SNGL FAM – 100% - 2019 Heated Area: 2806 HX Base Yr 2019



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

85018 MAJESTIC WALK BLVD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		414,123
TOTAL MARKET OB/XF VALUE		19,413
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		508,536
SOH/AGL Deduction		145,957
ASSESSED VALUE		362,579
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		312,579
TOTAL JUST VALUE		508,536
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008730	CO ISSUED	0	08/27/2018
18002536	NEW CONSTR	380,575	03/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2220/0255	8/28/2018	SW	Q	I	01	417,900
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: OVEREND MARK E						
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 FSP=[YR=2018] W22 R4 D4 S7 R3 D3 E15 N14$ S14 W15 U3 L3 N7 U4 L4 W8 L4 D4 S60 E5 FOP=[YR=2018] S4 E27 N8 FGR=[YR=2018] E10 S4 E20 N26 W14 S2 W13 FST=[YR=2018] N3W5 S3 E5$ W5 S20 E2$ W2 N7 W8 S11 W17$ E17 N11 E8N16 E5 S3 E13 N2 E14 N38$.

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	1,496.00	SF	10.00	10.00	100	2018	2018	3	98	14,661	
2	0462	ST/AL FNC	0	100	0	0	528.00	SF	10.00	10.00	100	2018	2018	3	90	4,752	

LAND DESCRIPTION

TOTAL OB/XF 19,413

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 04/25/2019 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS