LOT 8
ESMT PT OR 1521/1562
HAMPTON LAKES #1 PB 7/252

**PHELPS STEVEN & DEARLYN**
85222 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

# 2024

**13-2N-27-0720-0008-0000**

## BUILDING CHARACTERISTICS

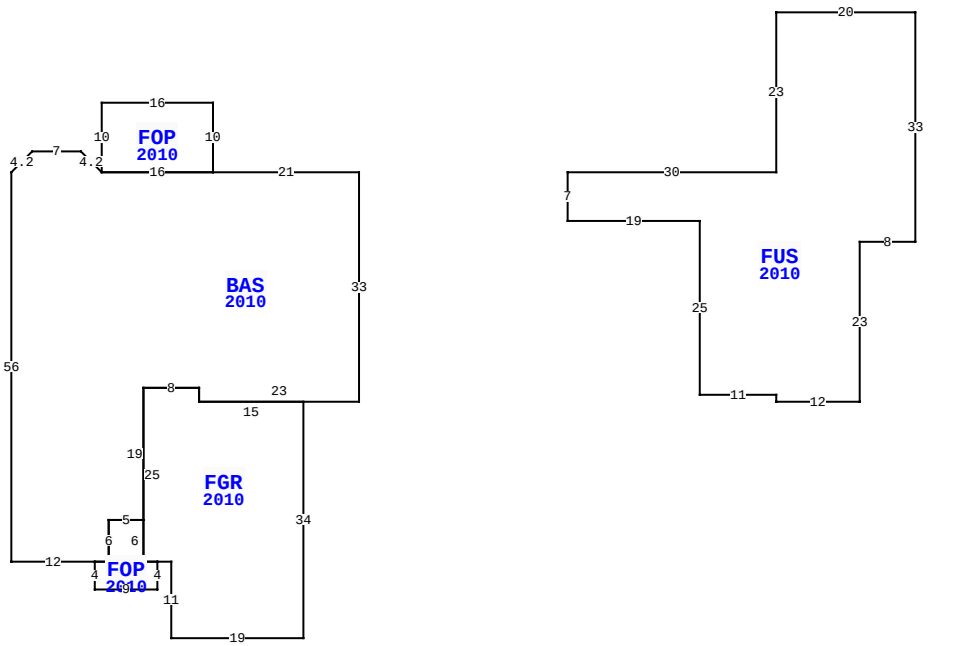
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 4077.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,071 | 100 | 2,071 | 250,956 |
| FGR | 754 | 55 | 415 | 50,288 |
| FOP | 66 | 30 | 20 | 2,424 |
| FOP | 160 | 30 | 48 | 5,817 |
| FUS | 1,421 | 100 | 1,421 | 172,191 |
| TOTALS | 4,472 | | 3,975 | 481,675 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,975 | 103.6800 | 129.60 | 515,160 | 2010 | 2010 | 0 | 0 | 0 | 6.50 | 93.50 |

1 SNGL FAM – 100% - 2022 Heated Area: 3492 HX Base Yr 2022




| | | | |
|---|---|---|---|
| BLD DATE | 01/20/2015 KK | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

85222 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 | | 481,675 |
| TOTAL MARKET OB/XF VALUE | | 22,761 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 579,436 |
| SOH/AGL Deduction | | 107,360 |
| ASSESSED VALUE | | 472,076 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 417,076 |
| TOTAL JUST VALUE | | 579,436 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 558,328 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C23549 | CO ISSUED | 0 | 08/01/2010 |
| B23549 | NEW CONSTR | 372,856 | 05/01/2010 |
| M15349 | H/AC | 0 | 05/01/2010 |
| P14270 | OTHER | 0 | 05/01/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2344/0459 | 3/04/2020 | WD | Q | I | 01 | 415,000 |
| GRANTOR: GORDON JONATHAN D & A | | | | | | |
| GRANTEE: PHELPS STEVEN & DEA | | | | | | |
| 1883/1114 | 9/30/2013 | WD | Q | I | 01 | 345,000 |
| GRANTOR: GRANT DACUS T JR & EM | | | | | | |
| GRANTEE: GORDON JONATHAN D & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2010] W21 FOP=[YR=2010] N10 W16 S10 E16 $ W16 U3 L3 W7 D3 L3 S56 E12 FOP=[YR=2010] S4 E9 N4 FGR=[YR=2010] E2 S11 E19 N34 W15 N2 W8 S25 E2 $ W2 N6 W5 S6 W2 $ E2 N6 E5 N19 E8 S2 E23 N33 $ PTR= E30 FUS=[YR=2010] E30 N23 E20 S33 W8 S23 W12 N1 W11 N25 W19 N7 $ W30 $ .

## 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 | 2,152.00 | SF | 4.00 | 4.00 | 100 | 2010 | 2010 | 3 | 91 | 7,833 | |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 8.00 | LF | 32.00 | 32.00 | 100 | 2010 | 2010 | 3 | 78 | 200 | |
| 3 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,010.00 | SF | 4.00 | 4.00 | 100 | 2014 | 2014 | 3 | 95 | 3,838 | |
| 4 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 1,452.00 | SF | 10.00 | 10.00 | 100 | 2014 | 2014 | 3 | 75 | 10,890 | |

## LAND DESCRIPTION

TOTAL OB/XF 22,761

| 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 | 000136 | C | SFR INT | 100 | 0003 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 05/14/2021 BY NWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS