

HINES VALERIE D & RAYMOND L
85146 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

13-2N-27-0720-0030-0000



BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame Stories

Units Occupancy

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

TOTALS

31

08

03

05

12

03

04

02

1.

00

03

0100

4077.00

3,228

HARDIE BRD 100

IRREGULAR 100

COMP SHNGL 100

DRYWALL 100

HARDWOOD 100

CENTRAL 100

AIR DUCTED 100

3 100

2.5 100

WOOD FRAME 100

1. 100

0 100

NONE 100

Quality Level 03

SINGLE FAMILY

MKT AREA

04

4077.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

FGR

FOP

FOP

2,282

648

100

198

100

55

30

30

2,282

356

30

59

305,469

47,654

4,016

7,898

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ PNTS

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

090001

2,727

110.4000

138.00

376,326

2016

2016

0

0

3.00

97.00

1 SNGL FAM - 100% - 2017

Heated Area: 2282

HX Base Yr 2017

12

18

29

11

11

18

24

20

32

19

21

2

12

20

4

5

20

5

6

13

20

FOP

2016

BAS

2016

FGR

2016

FOP

2016

BLD DATE

YE DATE

REC DATE

LGL DATE

LAND DATE

AG DATE

06/13/2023

MLU

EXTRA FEATURES

85146 MAJESTIC WALK BLVD, FERNANDINA BEACH

L N

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

1,504.00

SF

4.00

4.00

100

2016

2016

3

96

5,775

LAND DESCRIPTION

TOTAL OB/XF

5,775

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

75,000.00

75,000.00

75,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres: 0.00

Total Land Value: 75,000

Market: 0

Agricultural: 0

Common: 75,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

365,036

5,775

75,000

445,811

163,438

282,373

50,000

232,373

445,811

0

429,408

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B1632651

C0 ISSUED

0

11/30/2016

B1632651

NEW CONSTR

283,944

07/13/2016

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

2088/0326

11/30/2016

SW

Q

I

01

336,900

GRANTOR: AVATAR PROPERTIES INC

GRANTEE: HINES VALERIE D & R

1974/0280

4/13/2015

SW

U

V

37

3,829,500

GRANTOR: AW VENTURE I LLC

GRANTEE: AVATAR PROPERTIES I

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W29 FOP=[YR=2016] W18 S11 E18 N11\$ S11 W18 N11 W12 S53 E6 S1 E13 FOP=[YR=2016] E20 N5 W20 S5\$ N5 E20 N4 FGR=[YR=2016] E20 N2 E12 N19 W32 S21\$ N21 E20 N24\$.