LOT 34
ESMT PT OR 1521/1562
HAMPTON LAKES #1 PB 7/252

ADAMS MICHAEL & LESLIE/
85132 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

**2024**

**13-2N-27-0720-0034-0000**

## BUILDING CHARACTERISTICS

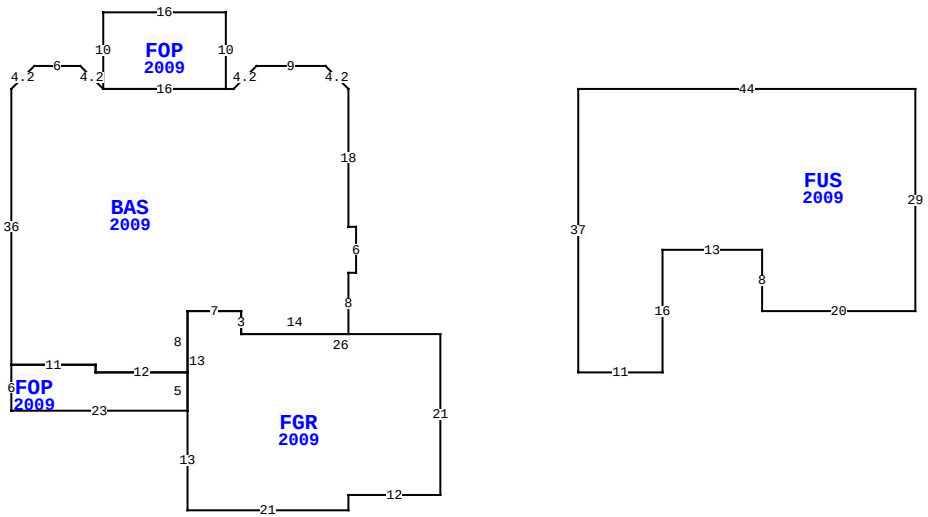
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| 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 | 1,560 | 100 | 1,560 | 191,708 |
| FGR | 756 | 55 | 416 | 51,122 |
| FOP | 126 | 30 | 38 | 4,670 |
| FOP | 160 | 30 | 48 | 5,899 |
| FUS | 1,260 | 100 | 1,260 | 154,841 |
| TOTALS | 3,862 | | 3,322 | 408,241 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,322 | 105.7080 | 132.14 | 438,969 | 2009 | 2009 | 0 | 0 | 0 | 7.00 | 93.00 |

1 SNGL FAM – 100% - 2024 Heated Area: 2820 HX Base Yr




85132 MAJESTIC WALK BLVD, FERNANDINA BEACH

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 09/23/2009 | RK | LGL DATE | | |
| XF DATE | 09/23/2009 | RK | 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 | | 408,241 |
| TOTAL MARKET OB/XF VALUE | | 7,647 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 490,888 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 490,888 |
| TOTAL EXEMPTION VALUE | 13 | 490,888 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 490,888 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 472,636 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C22263 | CO ISSUED | 0 | 06/08/2009 |
| E21654 | ELEC OTHER | 2,000 | 03/01/2009 |
| M14405 | MECH OTHER | 0 | 03/01/2009 |
| P13669 | OTHER | 0 | 02/01/2009 |
| R11745 | REPAIR/RRF | 6,580 | 02/01/2009 |
| B22263 | NEW CONSTR | 255,354 | 02/01/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2623/0969 | 2/28/2023 | WD | Q | I | 01 | 510,000 |
| GRANTOR: VANTASSEL GEORGE E JR | | | | | | |
| GRANTEE: ADAMS MICHAEL & LES | | | | | | |
| 2121/1070 | 5/18/2017 | WD | Q | I | 01 | 350,000 |
| GRANTOR: HIGHFILL ROY A III & | | | | | | |
| GRANTEE: VANTASSEL GEORGE E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2009] U3 L3 W9 D3 L3 W1 FOP=[YR=2009] N10 W16
S10 E16 $ W16 U3 L3 W6 D3 L3 S36 FOP=[YR=2009] S6 E23
FGR=[YR=2009] S13 E21 N2 E12 N21 W26 N3 W7 S13 $ N5 W12 N1
W11 $ E11 S1 E12 N8 E7 S3 E14 N8 E1 N6 W1 N18 $
PTR=E30FUS=[YR=2009] E44 S29 W20 N8 W13 S16 W11 N37 $ 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2009 | 2009 | 3 | 93 | 3,255 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,220.00 | SF | 4.00 | 4.00 | 100 | 2009 | 2009 | 3 | 90 | 4,392 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,647

| 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 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 03/20/2019 BY SBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS