

LOT 124
IN OR 1611/1725
HAMPTON LAKES #1 PB 7/252

SALVIE JEFF D
85133 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0720-0124-0000



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	11	CLAY TILE 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		4 100		
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	2,695	100	2,695	331,314
FGR	782	55	430	52,863
FOP	64	30	19	2,336
FOP	162	30	49	6,024
FUS	564	100	564	69,336
PTO	189	5	9	1,107
TOTALS	4,456		3,766	462,980

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,766	105.7500	132.19	497,828	2009	2009	0	0	7.00	93.00
1 SNGL FAM - 100% - 2010 Heated Area: 3259 HX Base Yr 2010											
85133 MAJESTIC WALK BLVD, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY										PAGE 1 of 1	
VALUATION SUMMARY											
VALUATION BY								STANDARD			
Tax Group: 4								Tax Dist:			
BUILDING MARKET VALUE								462,980			
TOTAL MARKET OB/XF VALUE								10,164			
TOTAL LAND VALUE - MARKET								75,000			
TOTAL MARKET VALUE								548,144			
SOH/AGL Deduction								266,562			
ASSESSED VALUE								281,582			
TOTAL EXEMPTION VALUE								HX HB		50,000	
BASE TAXABLE VALUE								231,582			
TOTAL JUST VALUE								548,144			
NCON VALUE								0			
INCOME VALUE											
PREVIOUS YEAR MKT VALUE								527,615			