LOT 144
IN OR 1980/1002
HAMPTON LAKES #1 PB 7/252

VELEZ-HOY SONIA
85207 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0720-0144-0000

BUILDING CHARACTERISTICS

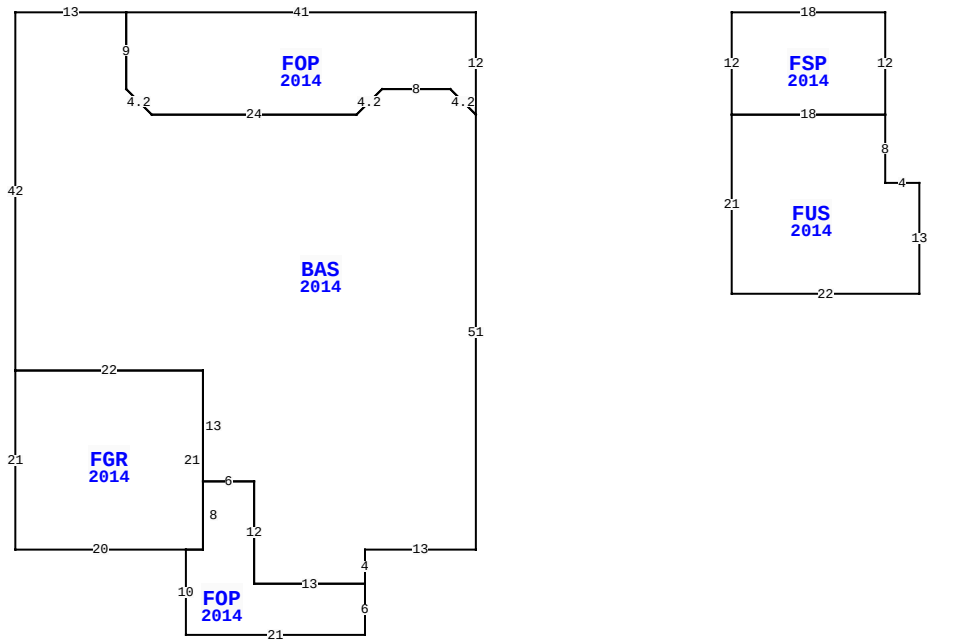
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,490	100	2,490	310,370
FGR	462	55	254	31,660
FOP	206	30	62	7,728
FOP	455	30	136	16,952
FSP	216	40	86	10,720
FUS	430	100	430	53,598
TOTALS	4,259		3,458	431,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,458	104.4200	130.52	451,338	2014	2014	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2023 Heated Area: 2920 HX Base Yr 2023



85207 MAJESTIC WALK BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		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		431,028
TOTAL MARKET OB/XF VALUE		16,421
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		522,449
SOH/AGL Deduction		3,822
ASSESSED VALUE		518,627
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		468,627
TOTAL JUST VALUE		522,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		503,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327562	CO ISSUED	0	01/30/2015
M1319075	H/AC	0	12/01/2013
P1316781	NEW CONSTR	0	08/01/2013
B1327562	NEW CONSTR	355,551	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1980/1002	5/15/2015	SW	Q	I	01	425,000
GRANTOR: GP HOMES LLC						
GRANTEE: HOY JEFFREY & SONIA						
1865/0558	6/28/2013	SW	Q	V	01	592,500
GRANTOR: SBR WAREHOUSER I LLC						
GRANTEE: GP HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W41 BAS=[YR=2014] W13 S42 FGR=[YR=2014] S21 E20 FOP=[YR=2014] S10 E21 N6 W13 N12 W6 S8 W2 $ E2 N21 W22 $ E22 S13 E6 S12 E13 N4 E13 N51 U3 L3 W8 D3 L3 W24 U3 L3 N9 $ S9 R3 D3 E24 U3 R3 E8 D3 R3 N12 $ PTR= E30 FSP=[YR=2014] E18 S12 FUS=[YR=2014] S8 E4 S13 W22 N21 E18 $ W18N12 $ 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	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2014	2014	3	65	3,250	
2	0810	CONCRETE A	0	100	0	0	856.00	SF	6.50	6.50	100	2015	2015	3	95	5,286	
3	0462	ST/AL FNC	0	100	0	0	744.00	SF	10.00	10.00	100	2022	2022	3	98	7,291	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	

LAND DESCRIPTION

TOTAL OB/XF 16,421

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

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS