LOT 153
HAMPTON LAKES #1 PB 7/252

COLLINS TIMOTHY G &/O'CONNOR-COLLINS KATHRYN L
O'CONNOR-COLLINS KATHRYN JT/RS, 85050 MAJESTIC WALK CIR
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0720-0153-0000

BUILDING CHARACTERISTICS

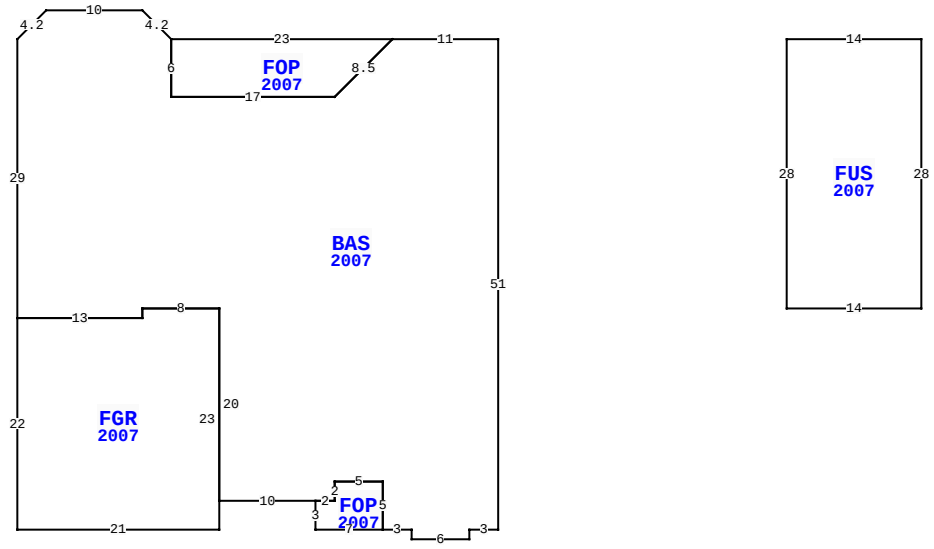
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	1,944	100	1,944	254,322
FGR	470	55	258	33,753
FOP	31	30	9	1,178
FOP	120	30	36	4,709
FUS	392	100	392	51,283
TOTALS	2,957		2,639	345,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,639	113.7600	142.20	375,266	2007	2007	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2022 Heated Area: 2336 HX Base Yr 2022



BLD DATE	07/02/2007	RK	LGL DATE		
XF DATE	01/02/2007	RK	LAND DATE	06/13/2023	MLU
INC DATE			AG DATE		

85050 MAJESTIC WALK CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		345,245
TOTAL MARKET OB/XF VALUE		10,131
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		430,376
SOH/AGL Deduction		74,864
ASSESSED VALUE		355,512
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		305,512
TOTAL JUST VALUE		430,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618704	NEW CONSTR	0	11/01/2006
C18704	CO ISSUED	0	11/01/2006
E18276	ELEC OTHER	2,000	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2332/0652	1/10/2020	QC	U	I	11	114,000
GRANTOR: COLLINS TIMOTHY G						
GRANTEE: COLLINS TIMOTHY G &						
2319/1103	11/14/2019	WD	Q	I	02	285,000
GRANTOR: GROLEAU JOHN & MADSEN						
GRANTEE: COLLINS TIMOTHY G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W11 FOP=[YR=2007] W23 S6 E17 U6 R6 $ D6 L6 W17 N6 U3 L3 W10 D3 L3 S29 FGR=[YR=2007] S22 E21 N23 W8 S1 W13 $ E13 N1 E8 S20 E10 FOP=[YR=2007] S3 E7 N5 W5 S2 W2 $ E2 N2 E5 S5 E3 S1 E6 N1 E3 N51 $ PTR= E30 FUS=[YR=2007] E14 S28 W14 N28 $ 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	2007	2007	3	91	3,185	
2	0855	CONC PAVER	0	100	0	0	593.00	SF	10.00	10.00	100	2007	2007	3	88	5,218	
3	0462	ST/AL FNC	0	100	0	0	360.00	SF	10.00	10.00	100	2007	2007	3	48	1,728	

LAND DESCRIPTION

TOTAL OB/XF 10,131

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	000135	C	SFR CNSVTN	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 03/18/2019 BY SBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS