LOT 39
HAMPTON LAKES #2 PBK 8/165

VALVERDE JOSE L & KERBY D L/E/
85011 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2024

24-2N-27-0721-0039-0000

BUILDING CHARACTERISTICS

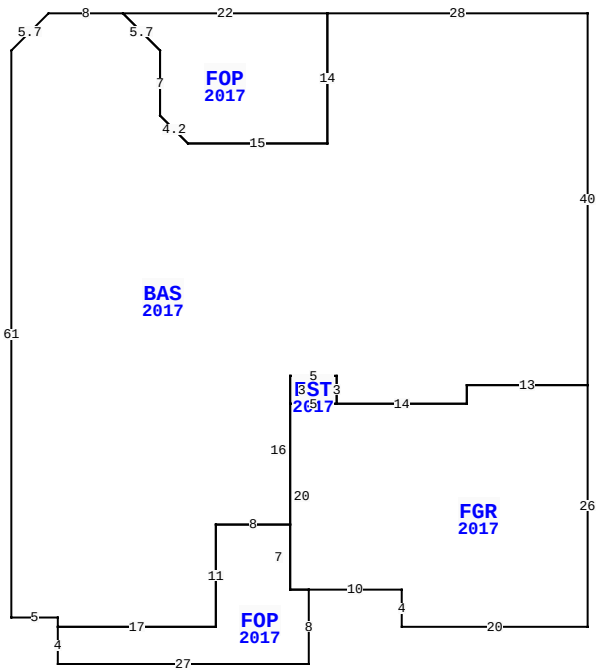
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	4085.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,927	100	2,927	369,228
FGR	746	55	410	51,720
FOP	204	30	61	7,695
FOP	256	30	77	9,713
FST	15	55	8	1,009
TOTALS	4,148		3,483	439,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,483	103.5000	129.38	450,631	2017	2017	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 2927 HX Base Yr 2019



85011 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		439,365
TOTAL MARKET OB/XF VALUE		15,239
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		529,604
SOH/AGL Deduction		196,608
ASSESSED VALUE		332,996
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		282,996
TOTAL JUST VALUE		529,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011498	CO ISSUED	0	12/27/2017
17006728	NEW CONSTR	364,987	07/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2615/0322	10/19/2022	WD	U	I	11	100
GRANTOR: VALVERDE JOSE L & KER						
GRANTEE: HYDE ASHLEY E & LIN						
2177/0307	2/12/2018	QC	U	I	11	100
GRANTOR: VALVERDE JOSE L						
GRANTEE: VALVERDE JOSE L & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W28 FOP=[YR=2017] W22 D4 R4 S7 D3 R3 E15 N14$ S14 W15 U3 L3 N7 U4 L4 W8 D4 L4 S61 E5 S1FOP=[YR=2017] S4 E27 N8 FGR=[YR=2017] E10 S4 E20 N26 W13 S2 W14 FST=[YR=2017] N3 W5 S3 E5$ W5 S20 E2$ W2 N7 W8 S11 W17$ E17 N11 E8 N16 E5 S3 E14 N2 E13 N40$.

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	0855	CONC PAVER	0	100	0	0	1,571.00	SF	10.00	10.00	100	2017	2017	3	97	15,239	

LAND DESCRIPTION

TOTAL OB/XF 15,239

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	000100	C	SFR	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 04/26/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS