LOT 45
HAMPTON LAKES #2 PBK 8/165

JORGENSEN FAMILY TRUST/JORGENSEN WILLIAM ADAM TRUS
85037 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2024

24-2N-27-0721-0045-0000

NASSAU COUNTY PROPERTY

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		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

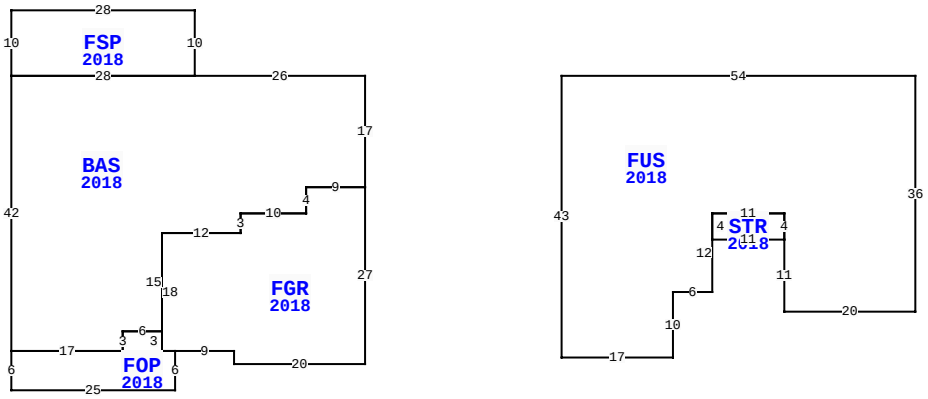
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,599	100	1,599	199,090
FGR	691	55	380	47,313
FOP	168	30	50	6,226
FSP	280	40	112	13,945
FUS	1,880	100	1,880	234,077
STR	44	10	4	498
TOTALS	4,662		4,025	501,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,025	101.6400	127.05	511,376	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 0% - 0 Heated Area: 3479 HX Base Yr



85037 MAJESTIC WALK BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	501,148
TOTAL MARKET OB/XF VALUE	5,754
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	581,902
SOH/AGL Deduction	36,236
ASSESSED VALUE	545,666
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	545,666
TOTAL JUST VALUE	581,902
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	559,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006036	CO ISSUED	0	06/13/2018
B180719	NEW CONSTR	445,229	01/22/2018
18003568	REPAIR/RRF	1,500	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2648/146	6/14/2023	WD	U	I	11	100
GRANTOR: JORGENSEN WILLIAM ADA						
GRANTEE: JORGENSEN FAMILY TR						
2462/0994	5/18/2021	WD	Q	I	01	525,000
GRANTOR: REISING MATTHEW S & C						
GRANTEE: JORGENSEN WILLIAM A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W26 FSP=[YR=2018] N10 W28 S10 E28$ W28 S42
FOP=[YR=2018] S6 E25 N6 FGR=[YR=2018] E9 S2 E20 N27 W9 S4 W10
S3 W12 S18 E2$ W2 N3 W6 S3 W17$ E17 N3 E6 N15 E12 N3 E10 N4
E9 N17$ PTR=[YR=2018] E30 FUS=[YR=2018] E54 S36 W20 N11
STR=[YR=2018] W11 N4 E11 S4$ N4 W11 S12 W6 S10 W17 N43$ 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	0812	CONCRETE C	0	0	0	0	1,483.00	SF	4.00	4.00	100	2018	2018	3	97	5,754	

LAND DESCRIPTION

TOTAL OB/XF 5,754

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

REVIEW DATE 04/11/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS