LOT 46
HAMPTON LAKES #2 PBK 8/165

DINN LAURA GAIL
85041 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2024

24-2N-27-0721-0046-0000

BUILDING CHARACTERISTICS

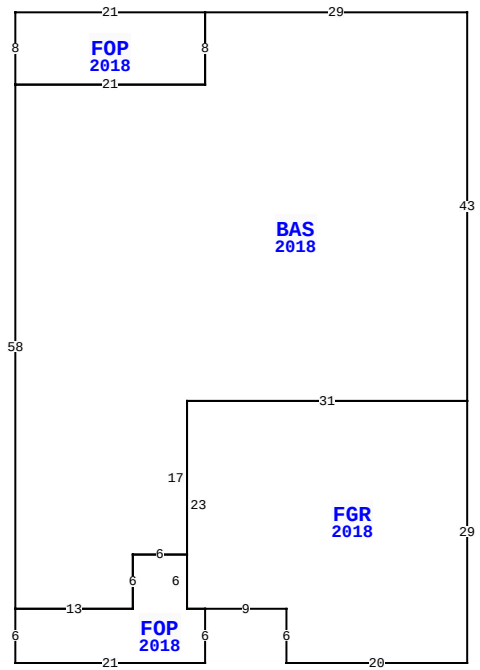
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,383	100	2,383	321,319
FGR	833	55	458	61,756
FOP	162	30	49	6,607
FOP	168	30	50	6,742
TOTALS	3,546		2,940	396,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,940	110.0740	137.59	404,515	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2021 Heated Area: 2383 HX Base Yr 2021



85041 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		396,425
TOTAL MARKET OB/XF VALUE		19,820
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		491,245
SOH/AGL Deduction		129,948
ASSESSED VALUE		361,297
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		311,297
TOTAL JUST VALUE		491,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010516	NEW CONSTR	323,965	11/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2421/1139	12/30/2020	WD	Q	I	02	376,500
GRANTOR: STOUSE KEVIN F & JACQ						
GRANTEE: DINN W MARTIN & LAU						
2265/1694	3/29/2019	SW	Q	I	01	355,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: STOUSE KEVIN F & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W29 FOP=[YR=2018] W21 S8 E21 N8$ S8 W21 S58 FOP=[YR=2018] S6 E21 N6 FGR=[YR=2018] E9 S6 E20 N29 W31 S23 E2$ W2 N6 W6 S6 W13$ E13 N6 E6 N17 E31 N43$.

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	1,447.00	SF	10.00	10.00	100	2018	2018	3	97	14,036	
2	0462	ST/AL FNC	0	100	150	4	600.00	SF	10.00	10.00	100	2018	2018	3	87	5,220	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 19,820

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 04/25/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS