LOT 61
IN OR 2157/371
HAMPTON LAKES #2 PBK 8/165

HOLMES WILLIAM A & CAROL E
85082 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2024

24-2N-27-0721-0061-0000

BUILDING CHARACTERISTICS

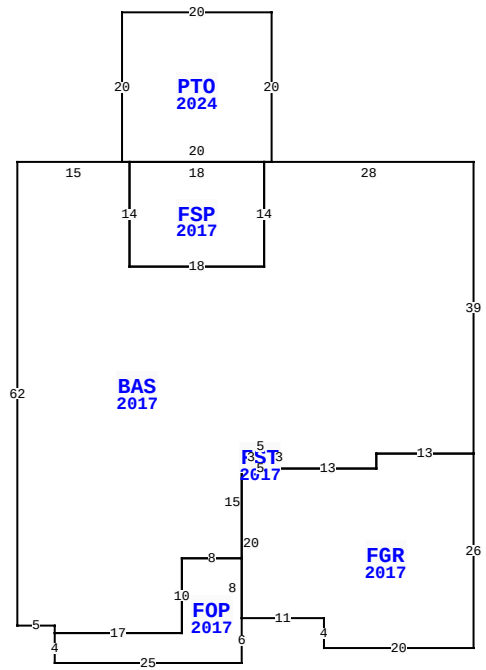
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,783	100	2,783	362,296
FGR	726	55	399	51,942
FOP	180	30	54	7,030
FSP	252	40	101	13,149
FST	15	55	8	1,041
PTO	400	5	20	2,603
TOTALS	4,356		3,365	438,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,365	106.8120	133.52	449,295	2017	2017	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2018 Heated Area: 2783 HX Base Yr 2018



85082 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		438,063
TOTAL MARKET OB/XF VALUE		15,190
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		528,253
SOH/AGL Deduction		181,722
ASSESSED VALUE		346,531
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		296,531
TOTAL JUST VALUE		528,253
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		505,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009248	CO ISSUED	0	10/19/2017
17002268	NEW CONSTR	364,987	03/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2157/0371	10/20/2017	SW	Q	I	02	385,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: HOLMES WILLIAM A &						
2089/0966	12/16/2016	SW	U	V	37	6,730,600
GRANTOR: AW VENTURE II LLC						
GRANTEE: AVH NORTH FLORIDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W28 S14 W18 N14 W15 S62 E5 S1 E17 N10 E8 N15 E5 S3 E13 N2 E13 N39 $
FGR=[YR=2017;ORIG=-31,61] E11 S4 E20 N26 W13 S2 W13 W5 S20 $
FSP=[YR=2017;ORIG=-28,0] W18 S14 E18 N14 $
FOP=[YR=2017;ORIG=-56,63] S4 E25 N6 N8 W8 S10 W17 $
FST=[YR=2017;ORIG=-26,41] N3 W5 S3 E5 $
PTO=[YR=2024;ORIG=-47,-20] E20 S20 W20 N20 $
.

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	1,566.00	SF	10.00	10.00	100	2017	2017	3	97	15,190	

LAND DESCRIPTION

TOTAL OB/XF 15,190

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 05/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS