LOT 70
IN OR 2246/247
HAMPTON LAKES #2 PBK 8/165

FOSTER TREVOR & ADINA A L/E/
85038 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2024

24-2N-27-0721-0070-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

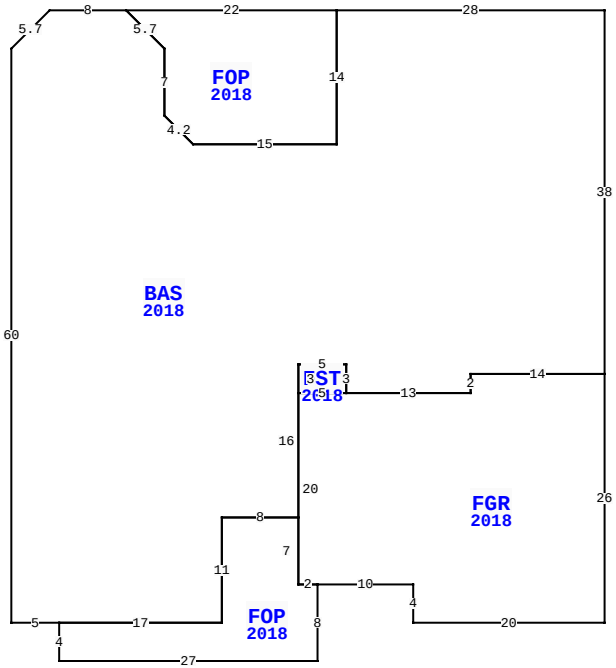
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,806	100	2,806	482,136
FGR	748	55	411	70,620
FOP	204	30	61	10,481
FOP	256	30	77	13,230
FST	15	55	8	1,375
TOTALS	4,029		3,363	577,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,363	116.8860	175.33	589,635	2018	2018	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2019 Heated Area: 2806 HX Base Yr 2019



85038 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		577,842
TOTAL MARKET OB/XF VALUE		80,634
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		733,476
SOH/AGL Deduction		228,653
ASSESSED VALUE		504,823
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		454,823
TOTAL JUST VALUE		733,476
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		709,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008229	CO ISSUED	0	08/13/2018
18003879	SWIM POOL	47,300	04/17/2018
B1802261	NEW CONSTR	372,282	03/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2246/0247	12/18/2018	QC	U	I	11	100
GRANTOR: FOSTER TREVOR & ADINA						
GRANTEE: FOSTER LIVING TRUST						
2219/0307	8/17/2018	SW	Q	I	02	524,800
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: FOSTER TREVOR M & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W28 FOP=[YR=2018] W22 R4 D4 S7 R3 D3 E15 N14$ S14 W15 U3 L3 N7 U4 L4 W8 L4 D4 S60 E5 FOP=[YR=2018] S4 E27 N8 FGR=[YR=2018] E10 S4 E20 N26 W14 S2 W13 FST=[YR=2018] N3W5 S3 E5$ W5 S20 E2$ W2 N7 W8 S11 W17$ E17 N11 E8N16 E5 S3 E13 N2 E14 N38$.

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	1,618.00	SF	10.00	10.00	100	2018	2018	3	97	15,695	
2	0911	SCRN RM A	0	100	0	0	1,140.00	SF	17.50	17.50	100	2018	2018	3	82	16,359	
3	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	2018	2018	3	87	35,496	
4	0855	CONC PAVER	0	100	0	0	660.00	SF	10.00	10.00	100	2018	2018	3	97	6,402	
5	0462	ST/AL FNC	0	100	0	0	768.00	SF	10.00	10.00	100	2018	2018	3	87	6,682	

LAND DESCRIPTION

TOTAL OB/XF 80,634

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