LOT 73
HAMPTON LAKES #2 PBK 8/165

MENNA ANN M & FRANK A
85026 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2024

24-2N-27-0721-0073-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

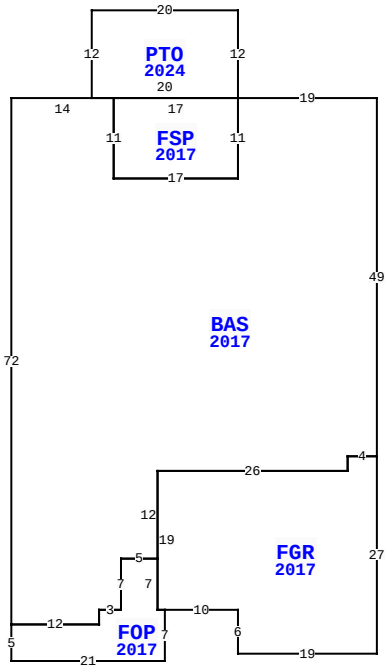
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,724	100	2,724	349,729
FGR	692	55	381	48,916
FOP	158	30	47	6,034
FSP	187	40	75	9,629
PTO	240	5	12	1,541
TOTALS	4,001		3,239	415,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,239	105.3400	131.68	426,512	2017	2017	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2022 Heated Area: 2724 HX Base Yr 2022



85026 MAJESTIC WALK BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		415,849
TOTAL MARKET OB/XF VALUE		18,147
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		508,996
SOH/AGL Deduction		86,127
ASSESSED VALUE		422,869
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		372,869
TOTAL JUST VALUE		508,996
NCON VALUE		8,780
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017864	ADDITION	18,724	12/06/2022
17011398	CO ISSUED	0	12/21/2017
17006000	NEW CONSTR	346,562	07/05/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2473/0014	6/23/2021	WD	Q	I	01	474,900
GRANTOR: WEINGARTNER GARY J &						
GRANTEE: MENNA ANN M & FRANK						
2166/1249	12/21/2017	SW	Q	I	01	389,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: WEINGARTNER GARY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W19 S11 W17 N11 W14 S72 E12 N2 E3 N7 E5 N12 E26 N2 E4 N49 $
FGR=[YR=2017;ORIG=-29,70] E10 S6 E19 N27 W4 S2 W26 S19 E1 $
FSP=[YR=2017;ORIG=-19,0] W17 S11 E17 N11 $
FOP=[YR=2017;ORIG=-50,72] S5 E21 N7 W1 N7 W5 S7 W3 S2 W12 $
PTO=[YR=2024;ORIG=-19,0] W20 N12 E20 S12 $
.

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	1,376.00	SF	10.00	10.00	100	2017	2017	3	97	13,347	
2	0912	SCRN RM G	0	100	12	20	240.00	SF	20.00	20.00	100	2024	2023		100	4,800	

LAND DESCRIPTION

TOTAL OB/XF 18,147

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 03/10/2023 BY DMC Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS