LOT 2
HAMPTON LAKES #1 PB 7/252

WHITE ALBERT E & SUSAN J
85192 MAJESTIC WALK CIRCLE
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 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

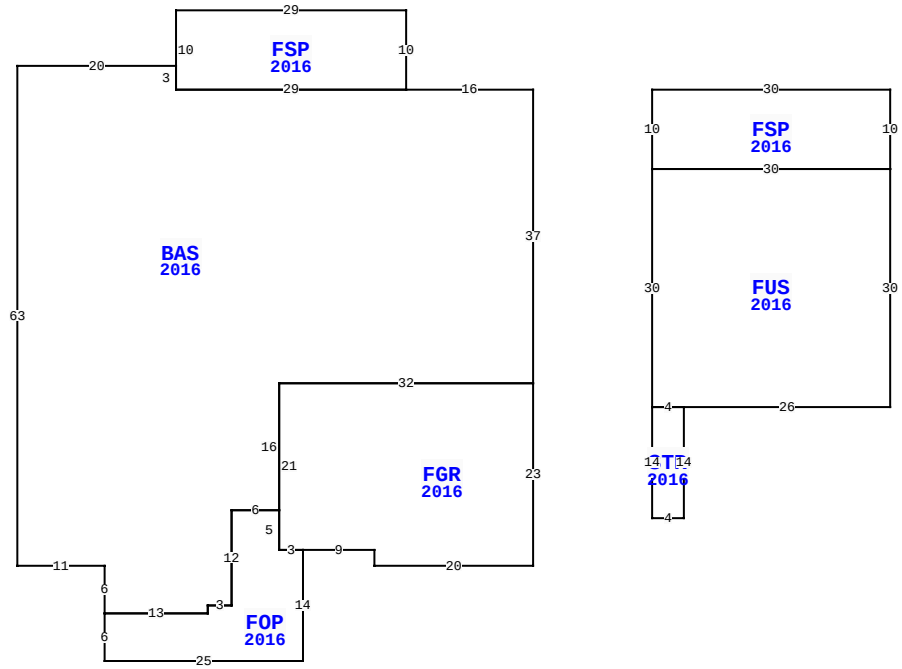
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,275	100	2016	3,275	412,241
FGR	712	55	2016	392	49,343
FOP	255	30	2016	76	9,566
FSP	290	40	2016	116	14,602
FSP	300	40	2016	120	15,105
FUS	900	100	2016	900	113,288
STR	56	10	2016	6	756
TOTALS	5,788			4,885	614,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,885	99.3300	131.12	640,521	2016	2016	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2024 Heated Area: 4175 HX Base Yr 2024



85192 MAJESTIC WALK CIR, FERNANDINA BEACH

BLD DATE	07/25/2016 KK	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		614,900
TOTAL MARKET OB/XF VALUE		49,887
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		739,787
SOH/AGL Deduction		8,056
ASSESSED VALUE		731,731
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		681,009
TOTAL JUST VALUE		739,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		711,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005613	ADDITION	7,530	05/04/2021
20012716	SWIM POOL	75,000	12/18/2020
B1531356	CO ISSUED	0	05/03/2016
B1531356	NEW CONSTR	0	11/02/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2567/0193	12/30/2019	SW	U	I	11	100
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: WHITE ALBERT E & SU						
2329/0370	12/30/2019	SW	Q	I	01	550,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: WHITE ALBERT E & SU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W16 FSP=[YR=2016] N10 W29 S10 E29$ W29 N3 W20 S63 E11 S6 FOP=[YR=2016] S6 E25 N14 FGR=[YR=2016] E9 S2 E20 N23 W32 S21 E3$ W3 N5 W6 S12 W3 S1 W13$ E13 N1 E3 N12 E6 N16 E32 N37$ PTR= E15 FSP=[YR=2016] E30 S10 FUS=[YR=2016] S30 W26 STR=[YR=2016] S14 W4 N14 E4$ W4 N30 E30$ W30 N10$ W15$.

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	1,158.00	SF	10.00	10.00	100	2016	2016	3	95	11,001	
2	0855	CONC PAVER	0	100	0	0	348.00	SF	10.00	10.00	100	2016	2016	3	95	3,306	
3	0861	POOL GUNIT	0	100	25	12	300.00	SF	85.00	85.00	100	2021	2021	3	93	23,715	
4	0911	SCRN RM A	0	100	17	30	510.00	SF	17.50	17.50	100	2021	2021	3	90	8,033	
5	0855	CONC PAVER	0	100	0	0	378.00	SF	10.00	10.00	100	2021	2021	3	99	3,742	
6	1134	LANDSCP BL	0	100	15	2	30.00	SF	3.00	3.00	100	2021	2021	3	100	90	

LAND DESCRIPTION

TOTAL OB/XF 49,887

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	000134	C	RES POND	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 11/04/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS