LOT 32
ESMT PT OR 1521/1562
HAMPTON LAKES #1 PB 7/252

GREENE JESSICA C
85140 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0032-0000

BUILDING CHARACTERISTICS

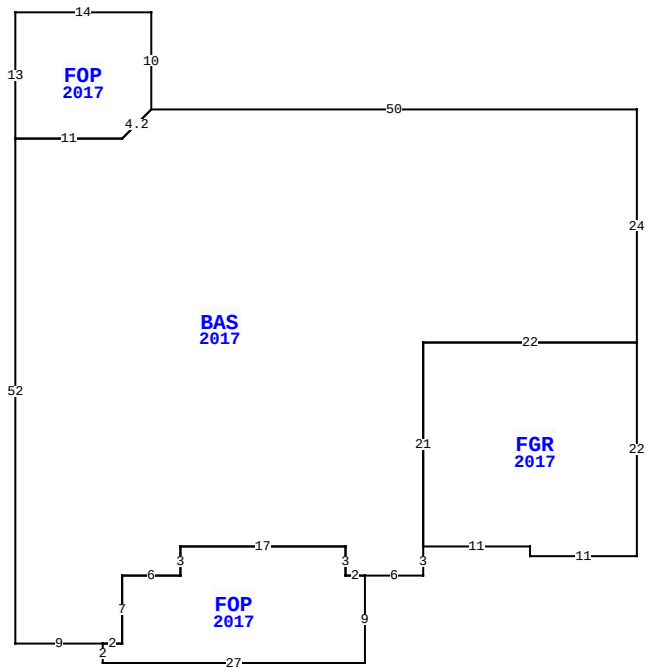
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,533	100	2017	2,533	344,203
FGR	473	55	2017	260	35,330
FOP	178	30	2017	53	7,202
FOP	280	30	2017	84	11,415
TOTALS	3,464			2,930	398,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,930	106.1260	140.09	410,464	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2020 Heated Area: 2533 HX Base Yr 2020



85140 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		398,150
TOTAL MARKET OB/XF VALUE		3,594
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		476,744
SOH/AGL Deduction		168,821
ASSESSED VALUE		307,923
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		257,201
TOTAL JUST VALUE		476,744
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003772	CO ISSUED	0	04/27/2017
B1633439	NEW CONSTR	317,256	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2310/1186	10/07/2019	WD	Q	I	01	280,000
GRANTOR: WEGGELAND RICHARD J &						
GRANTEE: GREENE JESSICA C						
2121/1101	4/28/2017	SW	Q	I	02	333,800
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: WEGGELAND RICHARD J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W50 D3L3 W11 S52 E9 E2 N7 E6 N3 E17 S3 E2 E6 N3 N21 E22 N24 $
FGR=[YR=2017;ORIG=-22,45] E11 S1 E11 N22 W22 S21 $
FOP=[YR=2017;ORIG=-53,55] W2 S2 E27 N9 W2 N3 W17 S3 W6 S7 $
FOP=[YR=2017;ORIG=-50,0] N10 W14 S13 E11 U3R3 $
.

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	0811	CONCRETE B	0	100	0	0	720.00	SF	5.20	5.20	100	2017	2017	3	96	3,594	

LAND DESCRIPTION

TOTAL OB/XF 3,594

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	RES	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 04/23/2024 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS