LOT 45
HAMPTON LAKES #2 PBK 8/165

BENNETT PATRICK & JAMIE
85037 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0045-0000

BUILDING CHARACTERISTICS

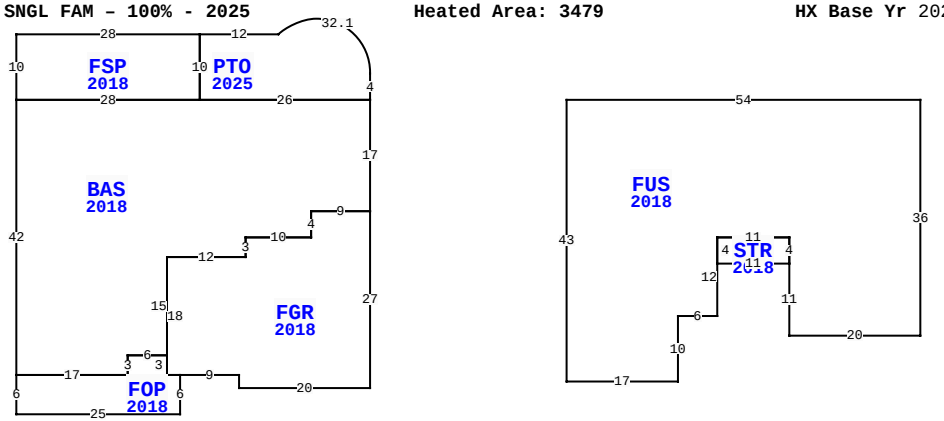
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	4085.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,599	100	2018	1,599	209,159
FGR	691	55	2018	380	49,706
FOP	168	30	2018	50	6,540
FSP	280	40	2018	112	14,650
FUS	1,880	100	2018	1,880	245,915
PTO	373	5	2025	19	2,485
STR	44	10	2018	4	524
TOTALS	5,035			4,044	528,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,044	101.6400	134.16	542,543	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2025 Heated Area: 3479 HX Base Yr 2025



85037 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		528,979
TOTAL MARKET OB/XF VALUE		5,754
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		609,733
SOH/AGL Deduction		0
ASSESSED VALUE		609,733
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		559,011
TOTAL JUST VALUE		609,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		581,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006036	CO ISSUED	0	06/13/2018
B180719	NEW CONSTR	445,229	01/22/2018
18003568	REPAIR/RRF	1,500	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2751/1540	11/19/2024	TD	Q	I	02	685,000
GRANTOR: JORGENSEN FAMILY TRUS						
GRANTEE: BENNETT PATRICK & J						
2648/146	6/14/2023	WD	U	I	11	100
GRANTOR: JORGENSEN WILLIAM ADA						
GRANTEE: JORGENSEN FAMILY TR						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,483.00	SF	4.00	4.00	100	2018	2018	3	97	5,754	

BUILDING DIMENSIONS

FUS=[YR=2018;ORIG=30,0] E54 S36 W20 N11 N4 W11 S12 W6 S10 W17 N43 $
BAS=[YR=2018;ORIG=0,0] W26 W28 S42 E17 N3 E6 N15 E12 N3 E10 N4 E9 N17 $
FGR=[YR=2018;ORIG=-29,42] E9 S2 E20 N27 W9 S4 W10 S3 W12 S18 E2 $
FSP=[YR=2018;ORIG=-26,0] N10 W28 S10 E28 $
FOP=[YR=2018;ORIG=-54,42] S6 E25 N6 W2 N3 W6 S3 W17 $
STR=[YR=2018;ORIG=64,25] W11 N4 E11 S4 $
PTR=[YR=2018;ORIG=0,0] E30 W30 $
PTO=[YR=2025;ORIG=-26,0] E26 N4 U6L14F224 W12 S10 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,754

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 04/11/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS