LOT 48
HAMPTON LAKES #2 PBK 8/165

PASSENTI CHRISTOPHER D & TONI
85049 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0048-0000

BUILDING CHARACTERISTICS

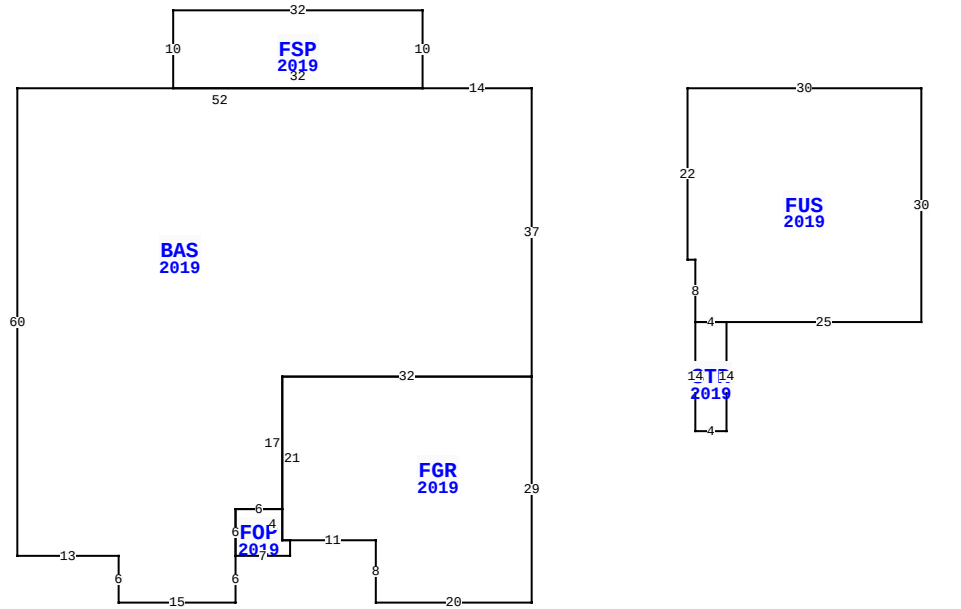
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	3,278	100	2019	3,278	393,845
FGR	832	55	2019	458	55,028
FOP	38	30	2019	11	1,322
FSP	320	40	2019	128	15,379
FUS	892	100	2019	892	107,172
STR	56	10	2019	6	721
TOTALS	5,416			4,773	573,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,773	92.8800	122.60	585,170	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 4170 HX Base Yr 2020



85049 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		573,467
TOTAL MARKET OB/XF VALUE		74,955
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		723,422
SOH/AGL Deduction		197,920
ASSESSED VALUE		525,502
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		474,780
TOTAL JUST VALUE		723,422
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		697,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008034	SWIM POOL	66,763	08/27/2021
19004836	CO ISSUED	0	05/09/2019
18011798	NEW CONSTR	546,445	11/30/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2274/0357	5/10/2019	SW	Q	I	02	443,100
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: PASSENTI CHRISTOPHE						
2089/0966	12/16/2016	SW	U	V	37	6,730,600
GRANTOR: AW VENTURE II LLC						
GRANTEE: AVH NORTH FLORIDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 FSP=[YR=2019] N10 W32 S10 E32$ W52 S60 E13 S6 E15 N6 FOP=[YR=2019] E7 N2 FGR=[YR=2019] E11 S8 E20 N29 W32 S21 E1$ W1 N4 W6 S6$ N6 E6 N17 E32 N37$ PTR=E20 FUS=[YR=2019] E30 S30 W25 STR=[YR=2019] S14 W4 N14 E4$ W4 N8 W1 N22$ W20$.

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	1,156.00	SF	10.00	10.00	100	2019	2019	3	97	11,213	
2	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	2022	2022	3	95	38,760	
3	0911	SCRN RM A	0	100	0	0	1,136.00	SF	17.50	17.50	100	2022	2022	3	93	18,488	
4	0855	CONC PAVER	0	100	0	0	656.00	SF	10.00	10.00	100	2022	2022	3	99	6,494	

LAND DESCRIPTION

TOTAL OB/XF 74,955

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 07/12/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS