LOT 49
HAMPTON LAKES #2 PBK 8/165

SIANO MICHAEL & FRANCES
85063 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0049-0000

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 80
Interior Floo	14	CARPET 20
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

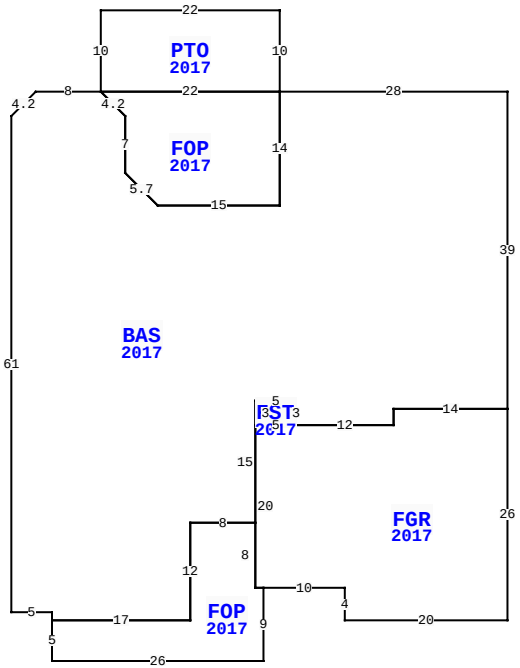
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,810	100	2017	2,810	388,603
FGR	728	55	2017	400	55,317
FOP	230	30	2017	69	9,542
FOP	263	30	2017	79	10,925
FST	15	55	2017	8	1,107
PTO	220	5	2017	11	1,521
TOTALS	4,266			3,377	467,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,377	108.0080	142.57	481,459	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2024 Heated Area: 2810 HX Base Yr 2024



85063 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		467,015
TOTAL MARKET OB/XF VALUE		18,526
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		560,541
SOH/AGL Deduction		6,554
ASSESSED VALUE		553,987
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		503,265
TOTAL JUST VALUE		560,541
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		538,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010410	CO ISSUED	0	11/22/2017
17004809	NEW CONSTR	366,385	05/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2613/0805	1/13/2023	WD	Q	I	01	639,000
GRANTOR: BRUMME ERIK						
GRANTEE: SIANO MICHAEL & FRA						
2464/0039	5/19/2021	WD	Q	I	01	497,500
GRANTOR: MCMILLAN BRENT LEE &						
GRANTEE: BRUMME ERIK						

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	0855	CONC PAVER	0	100	0	0	1,633.00	SF	10.00	10.00	100	2017	2017	3	96	15,677	
2	0911	SCRN RM A	0	100	10	22	220.00	SF	17.50	17.50	100	2017	2017	3	74	2,849	

BUILDING DIMENSIONS

BAS=[YR=2017] W28 PTO=[YR=2017] N10 W22 S10 FOP=[YR=2017] R3 D3 S7 R4 D4 E15 N14 W22$ E22$ S14 W15 U4 L4 N7 U3 L3 W8 L3 D3 S61 E5 S1 FOP=[YR=2017] S5 E26 N9 FGR=[YR=2017] E10 S4 E20 N26 W14 S2 W12 FST=[YR=2017] N3 W5 S3 E5$ W5 S20 E1$ W1 N8 W8 S12 W17$ E17 N12 E8 N15 E5 S3 E12 N2 E14 N39$.

LAND DESCRIPTION

TOTAL OB/XF 18,526

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 04/26/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS