LOT 55
HAMPTON LAKES #2 PBK 8/165

FOURATT NATHAN T/LONG SHELBY K
85095 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0055-0000

BUILDING CHARACTERISTICS

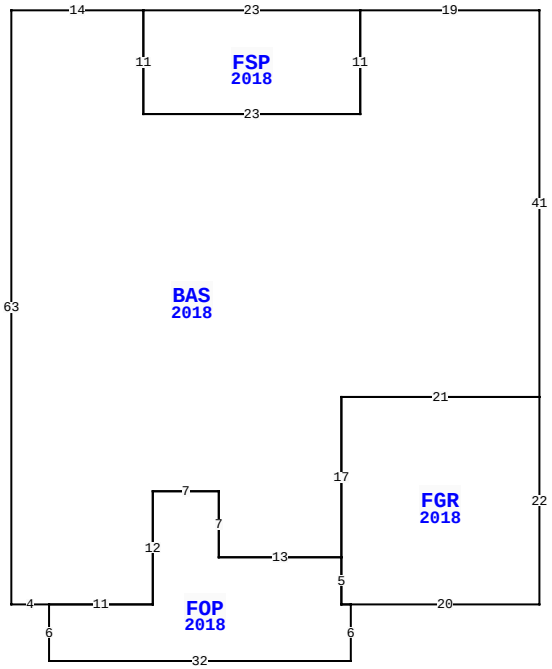
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,664	100	2018	2,664	358,000
FGR	462	55	2018	254	34,134
FOP	341	30	2018	102	13,708
FSP	253	40	2018	101	13,573
TOTALS	3,720			3,121	419,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,121	104.4200	137.83	430,167	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2025 Heated Area: 2664 HX Base Yr 2025



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

85095 MAJESTIC WALK BLVD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		419,413
TOTAL MARKET OB/XF VALUE		15,163
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		509,576
SOH/AGL Deduction		0
ASSESSED VALUE		509,576
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		458,854
TOTAL JUST VALUE		509,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		495,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007466	CO ISSUED	0	07/24/2018
17008800	NEW CONSTR	337,099	10/05/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2739/225	9/12/2024	WD	Q	I	01	549,900
GRANTOR: SMITH JOHN L III						
GRANTEE: FOURATT NATHAN T						
2402/1964	10/16/2020	QC	U	I	11	100
GRANTOR: MONTROY BETTY C						
GRANTEE: SMITH JOHN L III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W19 S11 W23 N11 W14 S63 E4 E11 N12 E7 S7 E13 N17 E21 N41 $
FGR=[YR=2018;ORIG=-20,63] E20 N22 W21 S17 S5 E1 $
FOP=[YR=2018;ORIG=-52,63] S6 E32 N6 W1 N5 W13 N7 W7 S12 W11 $
FSP=[YR=2018;ORIG=-19,0] W23 S11 E23 N11 $
.

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	1,036.00	SF	10.00	10.00	100	2018	2018	3	97	10,049	
2	0462	ST/AL FNC	0	100	144	4	576.00	SF	10.00	10.00	100	2018	2018	3	84	4,838	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 15,163

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 04/25/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS