LOT 56
IN OR 2131/1310
HAMPTON LAKES #2 PBK 8/165

FLEMING STEPHANIE A & ALVIN D
85101 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0056-0000

BUILDING CHARACTERISTICS

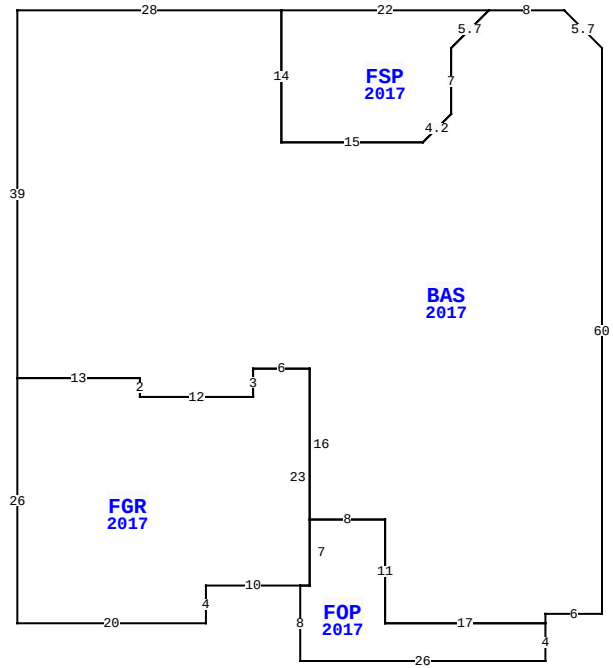
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,885	100	2017	2,885	382,325
FGR	744	55	2017	409	54,202
FOP	196	30	2017	59	7,819
FSP	256	40	2017	102	13,517
TOTALS	4,081			3,455	457,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,455	103.5000	136.62	472,022	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2023 Heated Area: 2885 HX Base Yr



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

85101 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		457,861
TOTAL MARKET OB/XF VALUE		6,282
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		539,143
SOH/AGL Deduction		11,848
ASSESSED VALUE		527,295
TOTAL EXEMPTION VALUE	13	527,295
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		539,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		517,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005642	CO ISSUED	0	06/26/2017
1700832	ADDITION	1,700	03/01/2017
B1700154	NEW CONSTR	0	01/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2131/1310	6/23/2017	SW	Q	I	02	368,100
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: FLEMING STEPHANIE A						
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=2017] U4 L4 W8 FSP=[YR=2017] W22 S14 E15 U3 R3 N7 U4 R4 $ D4 L4 S7 D3 L3 W15 N14 W28 S39 FGR=[YR=2017] S26 E20 N4 E10 FOP=[YR=2017] S8 E26 N4 W17 N11 W8 S7 W1$ E1 N23 W6 S3 W12 N2 W13 $ E13 S2 E12 N3 E6 S16 E8 S11 E17 N1 E6 N60$.

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	1,636.00	SF	4.00	4.00	100	2017	2017	3	96	6,282	

LAND DESCRIPTION

TOTAL OB/XF 6,282

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