LOT 57
IN OR 2519/1597
HAMPTON LAKES #2 PBK 8/165

BAILEY COREY F & CORLEY H
85106 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0057-0000

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 70
Interior Floo	14	CARPET 30
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

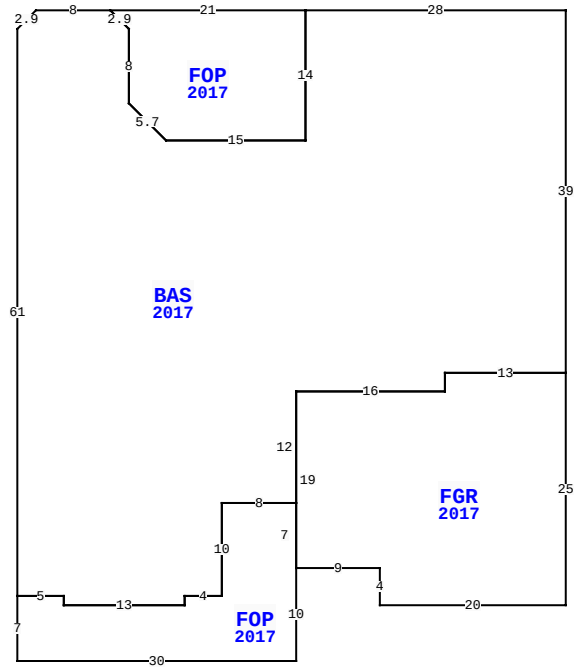
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,724	100	2017	2,724	372,535
FGR	657	55	2017	361	49,370
FOP	260	30	2017	78	10,667
FOP	277	30	2017	83	11,351
TOTALS	3,918			3,246	443,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,246	106.8120	140.99	457,654	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2023 Heated Area: 2724 HX Base Yr 2023



85106 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		443,924
TOTAL MARKET OB/XF VALUE		6,589
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		525,513
SOH/AGL Deduction		25,880
ASSESSED VALUE		499,633
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		448,911
TOTAL JUST VALUE		525,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		504,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009533	CO ISSUED	0	10/27/2017
17001293	NEW CONSTR	363,455	02/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2519/1597	12/07/2021	WD	Q	I	01	520,000
GRANTOR: OJEDA-MENDEZ ANABEL						
GRANTEE: BAILEY COREY F & CO						
2155/1819	10/27/2017	SW	Q	I	01	366,700
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: OJEDA MENDEZ ANABEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W28 FOP=[YR=2017] W21 D2 R2 S8 D4 R4 E15 N14$ S14 W15 U4 L4 N8 U2 L2 W8 D2 L2 S61 FOP=[YR=2017] S7 E30 N10 FGR=[YR=2017] E9 S4 E20 N25 W13 S2 W16 S19$ N7 W8 S10 W4 S1 W13 N1 W5$ E5 S1 E13 N1 E4 N10 E8 N12 E16 N2 E13 N39$.

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	1,716.00	SF	4.00	4.00	100	2017	2017	3	96	6,589	

LAND DESCRIPTION

TOTAL OB/XF 6,589

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