LOT 58
HAMPTON LAKES #2 PBK 8/165

RIEVESCHL SARAH JEAN/RIEVESCHL NATHANIEL BANKSTON
85100 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

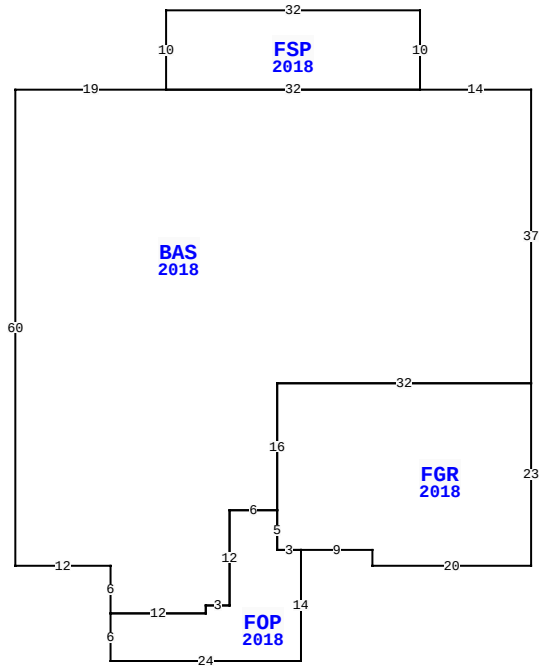
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	3,209	100	2018	3,209	431,552
FGR	712	55	2018	392	52,717
FOP	249	30	2018	75	10,086
FSP	320	40	2018	128	17,214
TOTALS	4,490			3,804	511,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,804	104.4900	137.93	524,686	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2025 Heated Area: 3209 HX Base Yr 2025



85100 MAJESTIC WALK BLVD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		511,569
TOTAL MARKET OB/XF VALUE		19,546
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		606,115
SOH/AGL Deduction		0
ASSESSED VALUE		606,115
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		555,393
TOTAL JUST VALUE		606,115
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		577,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003009	CO ISSUED	0	03/23/2018
17004671	NEW CONSTR	408,995	05/25/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2711/1801	5/14/2024	WD	Q	I	01	805,000
GRANTOR: PATTERSON TRACY L II						
GRANTEE: RIEVESCHL SARAH JEA						
2186/0144	3/23/2018	SW	Q	I	02	468,800
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: PATTERSON TRACY L I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W14 W32 W19 S60 E12 S6 E12 N1 E3 N12 E6 N16 E32 N37 $
FGR=[YR=2018;ORIG=-29,58] E9 S2 E20 N23 W32 S16 S5 E3 $
FSP=[YR=2018;ORIG=-14,0] N10 W32 S10 E32 $
FOP=[YR=2018;ORIG=-53,66] S6 E24 N14 W3 N5 W6 S12 W3 S1 W12 $
.

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	2,015.00	SF	10.00	10.00	100	2018	2018	3	97	19,546	

LAND DESCRIPTION

TOTAL OB/XF 19,546

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