LOT 63
HAMPTON LAKES #2 PBK 8/165

DEFILIPPO CHARLES & MARYAGNES/
85068 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0063-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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

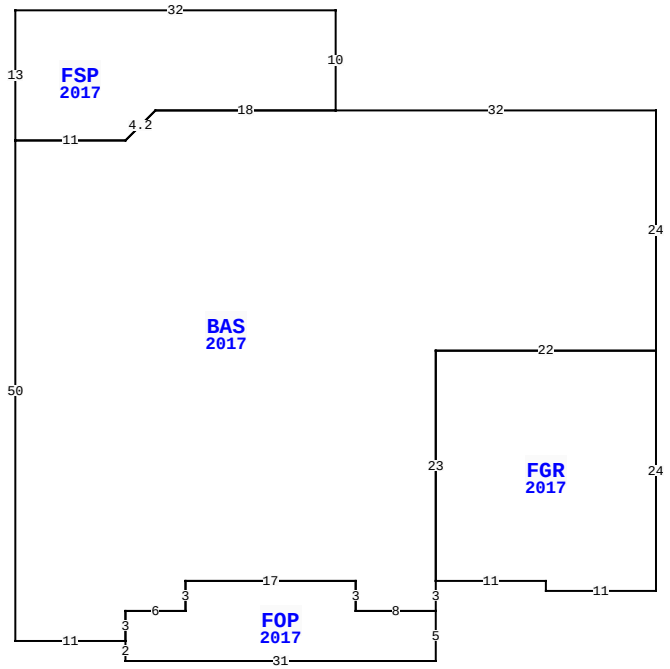
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,573	100	2017	2,573	361,839
FGR	517	55	2017	284	39,938
FOP	206	30	2017	62	8,719
FSP	358	40	2017	143	20,110
TOTALS	3,654			3,062	430,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,062	110.4000	145.73	446,225	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2023 Heated Area: 2573 HX Base Yr 2023



85068 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		430,607
TOTAL MARKET OB/XF VALUE		13,085
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		518,692
SOH/AGL Deduction		37,443
ASSESSED VALUE		481,249
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		430,527
TOTAL JUST VALUE		518,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010529	CO ISSUED	0	11/29/2017
17005319	NEW CONSTR	352,600	06/14/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2636/1351	5/04/2023	LE	U	I	11	100
GRANTOR: DEFILIPPO CHARLES P &						
GRANTEE: ROUSH MARIA JEAN						
2553/0893	4/01/2022	WD	Q	I	01	525,000
GRANTOR: SERB DOUGLAS R & LISA						
GRANTEE: DEFILIPPO CHARLES P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W32 W18 D3L3 W11 S50 E11 N3 E6 N3 E17 S3 E8 N3 N23 E22 N24 $
FGR=[YR=2017;ORIG=-22,47] E11 S1 E11 N24 W22 S23 $
FSP=[YR=2017;ORIG=-32,0] N10 W32 S13 E11 U3R3 E18 $
FOP=[YR=2017;ORIG=-53,53] S2 E31 N5 W8 N3 W17 S3 W6 S3 $
.

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	1,363.00	SF	10.00	10.00	100	2017	2017	3	96	13,085	

LAND DESCRIPTION

TOTAL OB/XF 13,085

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