LOT 65
IN OR 2220/1313
HAMPTON LAKES #2 PBK 8/165

MARINACCIO MICHAEL A & CAROLE
85058 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0065-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

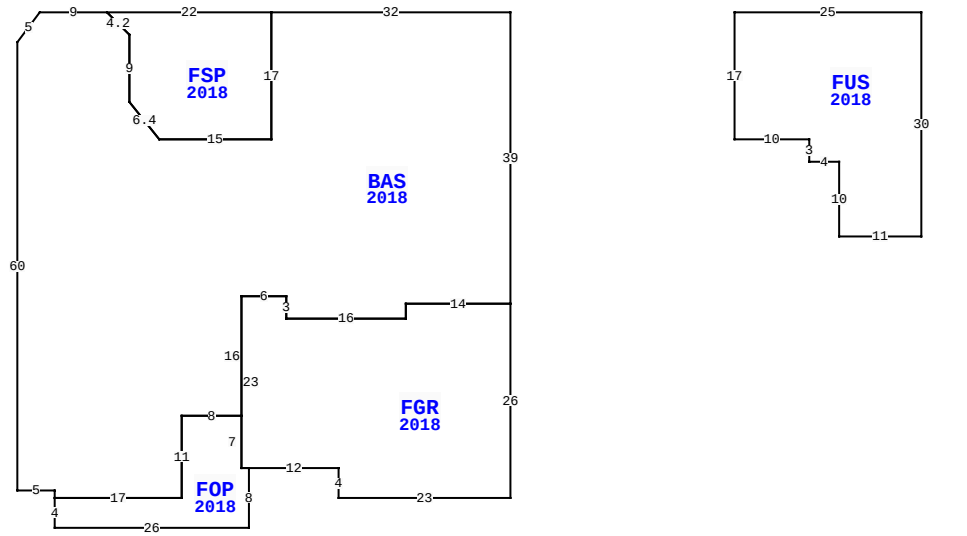
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,964	100	2018	2,964	385,368
FGR	858	55	2018	472	61,367
FOP	196	30	2018	59	7,671
FSP	318	40	2018	127	16,512
FUS	580	100	2018	580	75,409
TOTALS	4,916			4,202	546,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,202	101.0240	133.35	560,337	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 3544 HX Base Yr 2019



85058 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		546,329
TOTAL MARKET OB/XF VALUE		15,520
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		636,849
SOH/AGL Deduction		190,402
ASSESSED VALUE		446,447
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		395,725
TOTAL JUST VALUE		636,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		610,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008920	CO ISSUED	0	08/30/2018
18007408	XFOB	1,000	07/20/2018
18002534	NEW CONSTR	470,281	03/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2220/1313	8/30/2018	SW	Q	I	01	455,100
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: MARINACCIO MICHAEL						
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=2018] W32 FSP=[YR=2018] W22 R3 D3 S9 D5 R4 E15 N17$ S17 W15 L4 U5 N9 U3 L3 W9 L3 D4 S60 E5 S1 FOP=[YR=2018] S4 E26 N8 FGR=[YR=2018] E12 S4 E23 N26 W14 S2 W16 N3 W6 S23 E1$ W1 N7 W8 S11 W17$ E17 N11 E8 N16 E6 S3 E16 N2 E14 N39$ PTR=[YR=2018] E30 FUS=[YR=2018] E25 S30 W11 N10 W4 N3 W10 N17$ W30$.

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	1,600.00	SF	10.00	10.00	100	2018	2018	3	97	15,520	

LAND DESCRIPTION

TOTAL OB/XF 15,520

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