LOT 72
HAMPTON LAKES #2 PBK 8/165

DONALDSON MARCIA & JB JR
85030 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0072-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
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		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

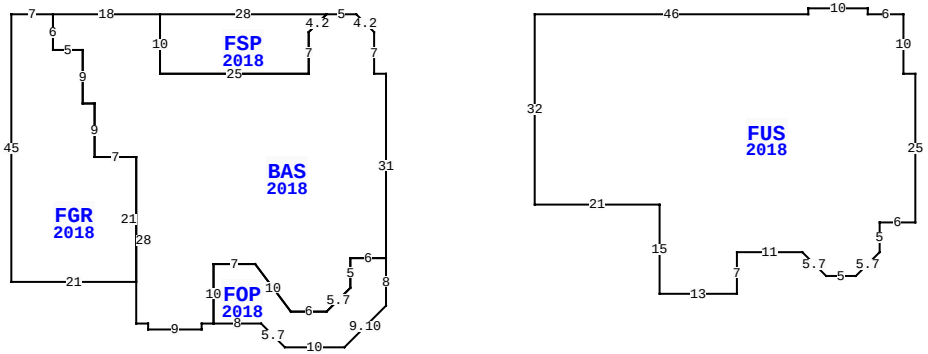
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,942	100	2018	1,942	246,963
FGR	717	55	2018	394	50,104
FOP	252	30	2018	76	9,665
FSP	255	40	2018	102	12,971
FUS	2,479	100	2018	2,479	315,253
TOTALS	5,645			4,993	634,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,993	98.8140	130.43	651,237	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2022 Heated Area: 4421 HX Base Yr



85030 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		634,956
TOTAL MARKET OB/XF VALUE		19,564
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		729,520
SOH/AGL Deduction		17,062
ASSESSED VALUE		712,458
TOTAL EXEMPTION VALUE	13	712,458
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		729,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		699,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001560	CO ISSUED	0	02/14/2018
18004673	ADDITION	27,724	01/01/2018
17005323	NEW CONSTR	0	06/14/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2450/1958	4/07/2021	WD	Q	I	01	611,000
GRANTOR: COWELL CATHY M						
GRANTEE: DONALDSON MARCIA &						
2196/1185	5/11/2018	SW	Q	I	01	489,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: COWELL EDWARD J JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W5 FSP=[YR=2018] W28 S10 E25 N7 U3 R3 $ D3 L3 S7 W25 N10 W18 FGR=[YR=2018] W7 S45 E21 N21 W7 N9 W2 N9 W5 N6$ S6 E5 S9 E2 S9 E7 S28 E2 S1 E9 N1 E2 FOP=[YR=2018] E8 D4 R4 E10 U7 R7 N8 W6 S5 D4 L4 W6 U8 L6 W7 S10$ N10 E7 D8 R6 E6 U4 R4 N5 E6 N31 W2 N7 U3 L3 $ PTR=[YR=2018] E30 FUS=[YR=2018] E46 N1 E10 S1 E6 S10 E2 S25 W6 S5 D4 L4 W5 U4 L4 W11 S7 W13 N15 W21 N32$ 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	1,088.00	SF	10.00	10.00	100	2018	2018	3	97	10,554	
2	0462	ST/AL FNC	0	100	168	4	672.00	SF	10.00	10.00	100	2018	2018	3	84	5,645	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	
4	0855	CONC PAVER	0	100	0	0	290.00	SF	10.00	10.00	100	2018	2018	3	97	2,813	

LAND DESCRIPTION

TOTAL OB/XF 19,564

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 04/11/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS