LOT 76
IN OR 2224/252
HAMPTON LAKES #2 PBK 8/165

LANE STEVEN J & VALERIE V
85014 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0076-0000

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 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

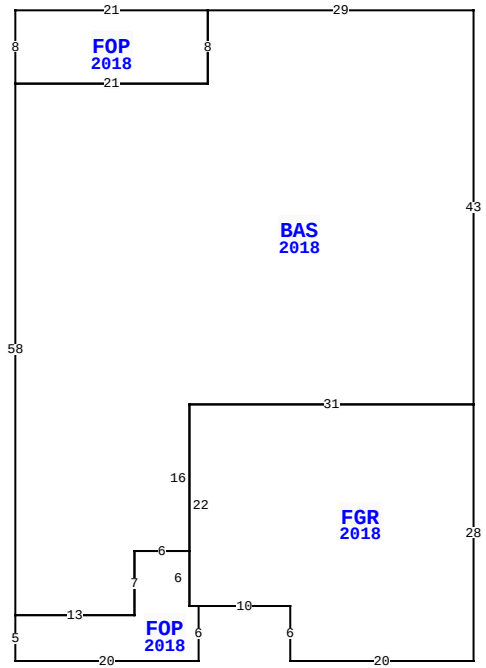
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,377	100	2018	2,377	347,961
FGR	802	55	2018	441	64,557
FOP	143	30	2018	43	6,295
FOP	168	30	2018	50	7,319
TOTALS	3,490			2,911	426,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,911	113.7400	150.14	437,058	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2020 Heated Area: 2377 HX Base Yr 2020



85014 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		426,132
TOTAL MARKET OB/XF VALUE		25,938
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		527,070
SOH/AGL Deduction		178,618
ASSESSED VALUE		348,452
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		297,730
TOTAL JUST VALUE		527,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		506,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250005048	POOL RESI	66,190	05/09/2025
18009368	CO ISSUED	0	09/14/2018
18003944	NEW CONSTR	331,339	04/18/2018
18009848	SCRN ENCL	0	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2224/0252	9/14/2018	SW	Q	I	02	342,600
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: LANE STEVEN J & VAL						
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] W29 FOP=[YR=2018] W21 S8 E21 N8$ S8 W21 S58
FOP=[YR=2018] S5 E20 N6 FGR=[YR=2018] E10 S6 E20 N28 W31 S22
E1$ W1 N6 W6 S7 W13$ E13 N7 E6 N16 E31 N43$.

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	1,724.00	SF	10.00	10.00	100	2018	2018	3	97	16,723	
2	0462	ST/AL FNC	0	100	138	4	552.00	SF	10.00	10.00	100	2018	2018	3	84	4,637	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	
4	0910	SCRN RM L	0	100	17	10	170.00	SF	15.00	15.00	100	2018	2018	3	78	1,989	
5	0855	CONC PAVER	0	100	21	10	210.00	SF	10.00	10.00	100	2018	2018	3	97	2,037	

LAND DESCRIPTION

TOTAL OB/XF 25,938

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