LOT 77
HAMPTON LAKES #2 PBK 8/165

LATHROP RANDI L
85010 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0077-0000

BUILDING CHARACTERISTICS

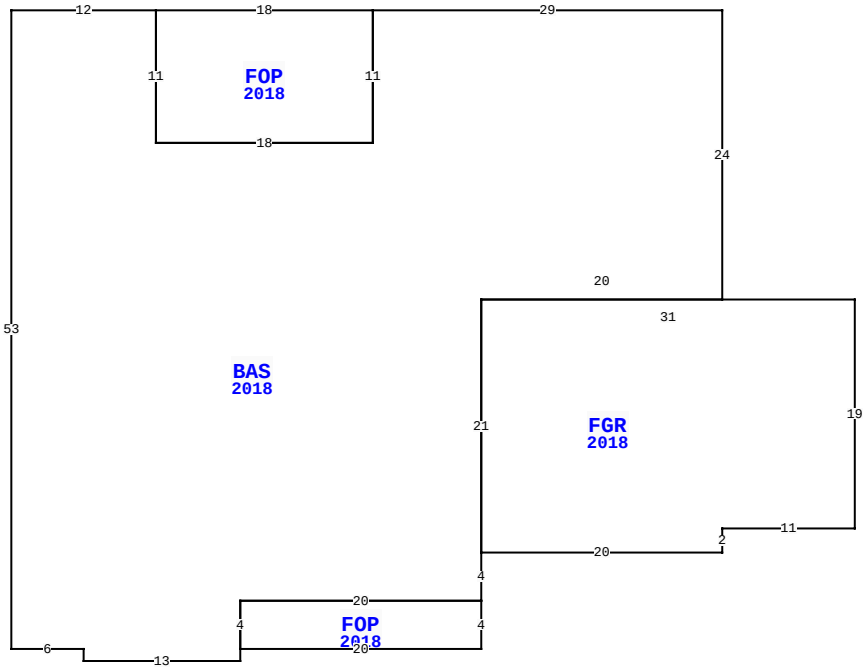
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,282	100	2018	2,282	330,160
FGR	629	55	2018	346	50,059
FOP	80	30	2018	24	3,472
FOP	198	30	2018	59	8,536
TOTALS	3,189			2,711	392,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,711	112.4160	148.39	402,285	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2020 Heated Area: 2282 HX Base Yr 2020



85010 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		392,228
TOTAL MARKET OB/XF VALUE		58,789
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		526,017
SOH/AGL Deduction		153,766
ASSESSED VALUE		372,251
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		321,529
TOTAL JUST VALUE		526,017
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		508,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005318	SWIM POOL	30,000	06/21/2019
C1900948	CO ISSUED	0	01/30/2019
B180720	NEW CONSTR	301,936	01/22/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2272/0203	4/26/2019	SW	Q	I	01	353,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: LATHROP RANDI L						
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] W18 S11 E18 N11$ S11 W18 N11 W12 S53 E6 S1 E13 N1 FOP=[YR=2018] E20 N4 W20 S4$ N4 E20 N4 FGR=[YR=2018] E20 N2 E11 N19 W31 S21$ N21 E20 N24$.

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	1,840.00	SF	10.00	10.00	100	2018	2018	3	97	17,848	
2	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	2020	2020	3	90	29,988	
3	0855	CONC PAVER	0	100	0	0	784.00	SF	10.00	10.00	100	2020	2020	3	98	7,683	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570	
5	0462	ST/AL FNC	0	100	0	0	300.00	SF	10.00	10.00	100	2020	2020	3	90	2,700	

LAND DESCRIPTION

TOTAL OB/XF 58,789

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 11/09/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS