LOT 33
ENCLAVE AT SUMMER BEACH PHASE
TWO-C OR 2490/1180

HAMBRECHT JENNIFER G
96125 MAJESTIC PALM WAY
FERNANDINA BEACH, FL 32034

2026

00-SB-30-047E-0033-0000

BUILDING CHARACTERISTICS

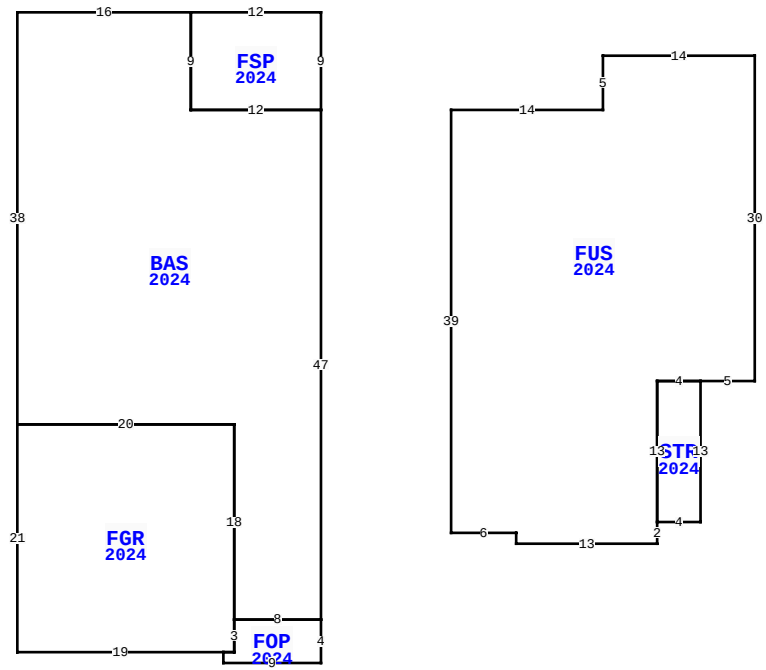
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Cond	00	N/A 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	2024	1,100	245,918
FGR	420	55	2024	231	51,642
FOP	33	30	2024	10	2,235
FSP	108	40	2024	43	9,613
FUS	1,049	100	2024	1,049	234,516
STR	52	10	2024	5	1,118
TOTALS	2,762			2,438	545,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,438	136.0348	225.82	550,549	2023	2023	0	0	0	1.00	99.00

1 SFR CUST 100% - 2026 Heated Area: 2149 HX Base Yr 2026



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

96125 MAJESTIC PALM WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		545,044
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		710,044
SOH/AGL Deduction		104,471
ASSESSED VALUE		605,573
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		554,162
TOTAL JUST VALUE		710,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		691,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002782	CO ISSUED	0	03/01/2023
22007687	NEW CONSTR	352,536	05/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2781/1423	4/17/2025	WD	Q	I	01	885,000
GRANTOR: WITCHER MICHAEL D & E						
GRANTEE: HAMBRECHT JENNIFER						
2781/1578	4/16/2025	WD	U	I	11	100
GRANTOR: WITCHER MICHAEL D & E						
GRANTEE: HAMBRECHT JENNIFER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] E16 S9 E12 S47 W8 N18 W20 N38 $
FSP=[YR=2024;ORIG=76,10] E12 S9 W12 N9 $
FGR=[YR=2024;ORIG=60,48] E20 S18 S3 W1 W19 N21 $
FOP=[YR=2024;ORIG=80,66] E8 S4 W9 N1 E1 N3 $
FUS=[YR=2024;ORIG=100,19] E14 N5 E14 S30 W5 W4 S13 S2 W13 N1 W6 N39 $
STR=[YR=2024;ORIG=119,44] E4 S13 W4 N13 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 03/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS