LOT 11
ESMT PT OR 1521/1562
HAMPTON LAKES #1 PB 7/252

VISAGGIO NICOLANTONIO & JOHANNA H
85212 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0011-0000

BUILDING CHARACTERISTICS

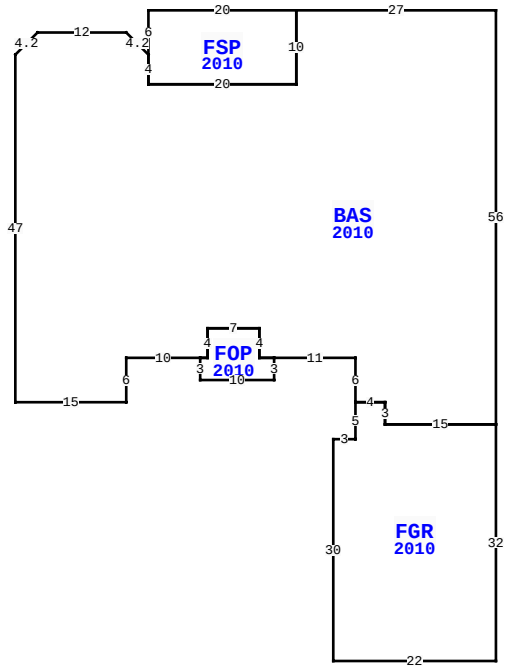
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,013	100	2010	3,013	386,672
FGR	710	55	2010	390	50,051
FOP	58	30	2010	17	2,182
FSP	200	40	2010	80	10,267
TOTALS	3,981			3,500	449,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,500	99.8108	138.74	485,590	2010	2010	0	0	0	7.50	92.50

1 SNGL FAM 100% - 2020 Heated Area: 3013 HX Base Yr 2020



85212 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		449,171
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		524,171
SOH/AGL Deduction		164,167
ASSESSED VALUE		360,004
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		308,593
TOTAL JUST VALUE		524,171
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		549,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23548	CO ISSUED	0	08/01/2010
B23548	NEW CONSTR	324,163	05/01/2010
M15354	H/AC	0	05/01/2010
P14271	OTHER	0	05/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2269/1325	4/17/2019	WD	Q	I	01	389,000
GRANTOR: WILLIAMS OWEN & DARIA						
GRANTEE: VISAGGIO NICOLANTON						
2094/0830	1/11/2017	WD	Q	I	01	380,000
GRANTOR: BROWN MARK ANTHONY &						
GRANTEE: WILLIAMS OWEN & DAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010;ORIG=0,0] W27 S10 W20 N4 U3L3 W12 D3L3 S47 E15 N6 E10 E1 N4 E7 S4 E2 E11 S6 E4 S3 E15 N56 $
FGR=[YR=2010;ORIG=-19,53] S5 W3 S30 E22 N32 W15 N3 W4 $
FSP=[YR=2010;ORIG=-27,0] W20 S6 S4 E20 N10 $
FOP=[YR=2010;ORIG=-40,47] S3 E10 N3 W2 N4 W7 S4 W1 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 06/27/2024 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS