LOT 23
ESMT PT OR 1521/1562
HAMPTON LAKES #1 PB 7/252

SMITH ROCKY JR &/DENTON AMBER
85170 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0023-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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	02	Quality Level 02

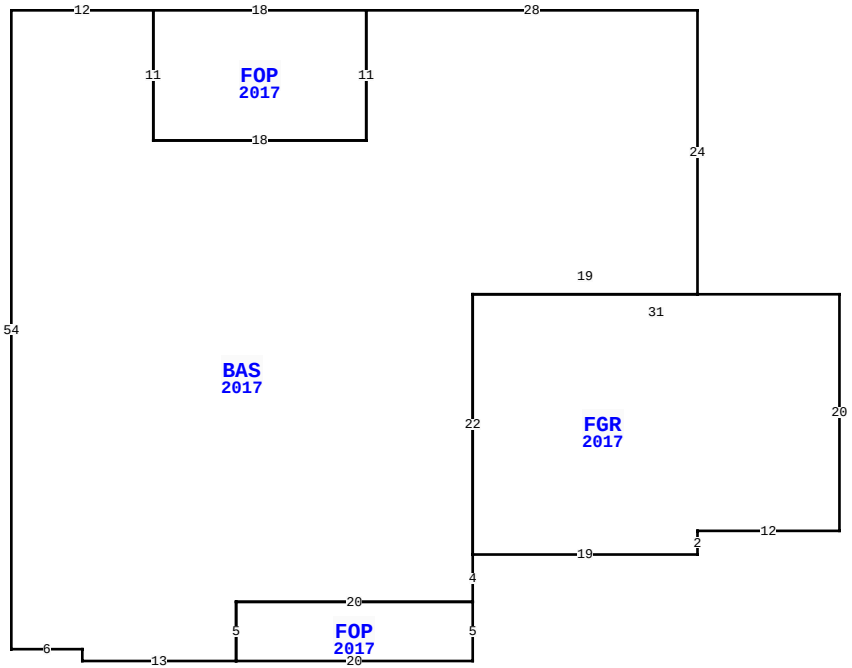
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,297	100	2017	2,297	334,663
FGR	658	55	2017	362	52,742
FOP	100	30	2017	30	4,370
FOP	198	30	2017	59	8,596
TOTALS	3,253			2,748	400,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,748	108.6192	150.98	414,893	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM 100% - 2021 Heated Area: 2297 HX Base Yr 2021



85170 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		400,372
TOTAL MARKET OB/XF VALUE		54,500
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		529,872
SOH/AGL Deduction		119,623
ASSESSED VALUE		410,249
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		358,838
TOTAL JUST VALUE		529,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		546,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001879	SWIM POOL	74,000	02/02/2022
17003821	CO ISSUED	0	05/01/2017
B1632748	NEW CONSTR	294,136	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2397/0876	9/14/2020	WD	Q	I	01	388,000
GRANTOR: SCHAMBACH MICHAEL A &						
GRANTEE: SMITH ROCKY JR & AM						
2131/1079	6/25/2017	WD	Q	I	02	349,200
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: SCHAMBACH MICHAEL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W28 FOP=[YR=2017] W18 S11 E18 N11$ S11 W18 N11 W12 S54 E6 S1 E13 FOP=[YR=2017] E20 N5 W20 S5$ N5 E20 N4 FGR=[YR=2017] E19 N2 E12 N20 W31 S22$ N22 E19 N24$.

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	90	4,500	

LAND DESCRIPTION

TOTAL OB/XF 54,500

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS