LOT 32
ESMT PT OR 1521/1562
HAMPTON LAKES #1 PB 7/252

GREENE JESSICA C
85140 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

**2026**

**13-2N-27-0720-0032-0000**

## BUILDING CHARACTERISTICS

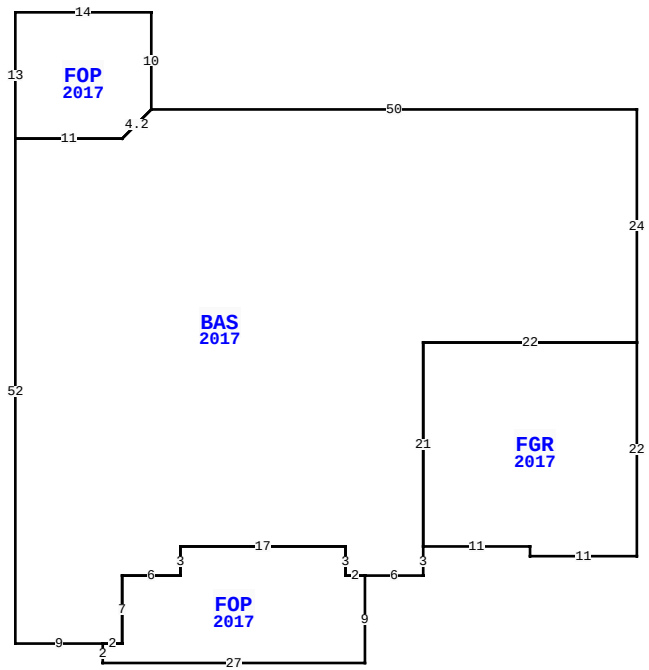
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 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 | 2,533 | 100 | 2017 | 2,533 | 342,551 |
| FGR | 473 | 55 | 2017 | 260 | 35,161 |
| FOP | 178 | 30 | 2017 | 53 | 7,167 |
| FOP | 280 | 30 | 2017 | 84 | 11,360 |
| TOTALS | 3,464 | | | 2,930 | 396,239 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,930 | 100.8197 | 140.14 | 410,610 | 2017 | 2017 | 0 | 0 | 0 | 3.50 | 96.50 |

1 SNGL FAM 100% - 2020 Heated Area: 2533 HX Base Yr 2020




85140 MAJESTIC WALK BLVD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 396,239 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 471,239 |
| SOH/AGL Deduction | | 155,002 |
| ASSESSED VALUE | | 316,237 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 264,826 |
| TOTAL JUST VALUE | | 471,239 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 476,744 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17003772 | CO ISSUED | 0 | 04/27/2017 |
| B1633439 | NEW CONSTR | 317,256 | 11/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2310/1186 | 10/07/2019 | WD | Q | I | 01 | 280,000 |
| GRANTOR: WEGGELAND RICHARD J & | | | | | | |
| GRANTEE: GREENE JESSICA C | | | | | | |
| 2121/1101 | 4/28/2017 | SW | Q | I | 02 | 333,800 |
| GRANTOR: AVATAR PROPERTIES INC | | | | | | |
| GRANTEE: WEGGELAND RICHARD J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W50 D3L3 W11 S52 E9 E2 N7 E6 N3 E17 S3 E2 E6 N3 N21 E22 N24 $
FGR=[YR=2017;ORIG=-22,45] E11 S1 E11 N22 W22 S21 $
FOP=[YR=2017;ORIG=-53,55] W2 S2 E27 N9 W2 N3 W17 S3 W6 S7 $
FOP=[YR=2017;ORIG=-50,0] N10 W14 S13 E11 U3R3 $
.

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

REVIEW DATE 04/23/2024 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS