

LOT 52
IN OR 2190/546
HAMPTON LAKES #2 PBK 8/165

DAVIS MATTHEW R & SARAH R
85077 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2026

24-2N-27-0721-0052-0000



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 50			
Interior Floo	14	CARPET 50			
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	4085.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,720	100	2017	2,720	365,110
FGR	462	55	2017	254	34,094
FOP	227	30	2017	68	9,128
FOP	253	30	2017	76	10,202
TOTALS	3,662			3,118	418,534

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,118	100.0730	139.10	433,714	2017	2017	0	0	3.50	96.50

1 SNGL FAM 100% - 2019

Heated Area: 2720

HX Base Yr 2019

The diagram shows a floor plan with the following dimensions and labels:

- Main area: **BAS 2017** (Basement) with dimensions 42 (left), 64 (right), 21 (top-left), 22 (bottom-left), 17 (middle-right), 23 (top-right), 14 (top-right), 6 (bottom-right), 23 (bottom-right), 15 (bottom-right), 12 (middle-right), 7 (middle-right), 11 (bottom-right), 12 (bottom-right), 21 (bottom-left), 22 (left), 42 (left).
- Top-left area: **FOP 2017** (Front Porch) with dimensions 11 (left), 23 (top), 11 (right), 23 (bottom).
- Bottom-right area: **FOP 2017** (Front Porch) with dimensions 11 (left), 7 (top), 12 (right), 15 (bottom), 23 (bottom).
- Bottom-left area: **FGR 2017** (Front Yard) with dimensions 21 (top), 22 (right), 21 (bottom), 22 (left).

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023

MLU