

LOT 139
IN OR 2203/916
HAMPTON LAKES #1 PB 7/252

NORD CRAIG & BEATA M
85189 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0139-0000



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 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	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,608	100	2,608	310,664
FGR	806	55	443	52,770
FOP	206	30	62	7,385
FOP	455	30	136	16,200
FSP	216	40	86	10,244
FUS	430	100	430	51,221

TOTALS	4,721		3,765	448,486
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,884.00	SF	5.20	5.20	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,765	103.9500	123.44	464,752	2014	2014	0	0	3.50	96.50
1 SNGL FAM - 100% - 2019 Heated Area: 3038 HX Base Yr 2019											
85189 MAJESTIC WALK BLVD, FERNANDINA BEACH											
BLD DATE: 06/13/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		448,486	
TOTAL MARKET OB/XF VALUE		12,807	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		536,293	
SOH/AGL Deduction		180,971	
ASSESSED VALUE		355,322	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		305,322	
TOTAL JUST VALUE		536,293	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		432,633	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328019	CO ISSUED	0	05/08/2014
B1328019	NEW CONSTR	366,850	11/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2203/0916	6/07/2018	WD Q	Q	I	02
GRANTOR: AXLINE TIMOTHY D & ST					
GRANTEE: NORD CRAIG & BEATA					
1921/1055	6/04/2014	SW Q	Q	I	01
GRANTOR: GP HOMES LLC					
GRANTEE: AXLINE TIMOTHY D &					

BUILDING NOTES											
FOP=[YR=2014] W41 BAS=[YR=2014] W13 S37 FGR=[YR=2014] W12 S25 E12 S4 E20 FOP=[YR=2014] S10 E21 N6 W13 N12 W6 S8 W2 \$ E2 N23 W22 N6 \$ S6 E22 S15 E6 S12 E13 N4 E13 N54 U3 L3 W8 D3 L3 W24 U3 L3 N9 \$ S9 D3 R3 E24 U3 R3 E8 D3 R3 N12\$ PTR= E30 FSP=[YR=2014] E18 S12 FUS=[YR=2014] S8 E4 S13 W22 N21 E18 \$ W18 N12 \$ W30 \$.											

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