

LOT 145
IN OR 2125/960
HAMPTON LAKES #1 PB 7/252

MARTIN HOWARD K & LILLIAN T
85211 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0145-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 70		
Interior Floor	14	CARPET 30		
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	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	2,998	100	2,998	366,694
FGR	493	55	271	33,147
FOP	54	30	16	1,957
FOP	210	30	63	7,706
PTO	390	5	20	2,446
TOTALS	4,145		3,368	411,949

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,368	109.5720	130.12	438,244	2010	2010	0	0	6.00	94.00	
1 SNGL FAM - 100% - 2021 Heated Area: 2998 HX Base Yr 2021												
BLD DATE						LGL DATE						
XF DATE						LAND DATE	06/13/2023					
INC DATE						AG DATE	MLU					

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4				Tax Dist:		
BUILDING MARKET VALUE				411,949		
TOTAL MARKET OB/XF VALUE				4,729		
TOTAL LAND VALUE - MARKET				75,000		
TOTAL MARKET VALUE				491,678		
SOH/AGL Deduction				142,325		
ASSESSED VALUE				349,353		
TOTAL EXEMPTION VALUE				HX HB		50,000
BASE TAXABLE VALUE				299,353		
TOTAL JUST VALUE				491,678		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				400,441		

EXTRA FEATURES										85211 MAJESTIC WALK BLVD, FERNANDINA BEACH				INC DATE		AG DATE			
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		
1	0812	CONCRETE C	0	100	0	0	1,285.00	SF	4.00	4.00	100	2010	2010	3	92	4,729			