LOT 5
HAMPTON LAKES #1 PB 7/252

MORRISSEY BRUCE JR & LYNN M
338 MAPLE ST
BELLINGHAM, MA 02019

2025

13-2N-27-0720-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

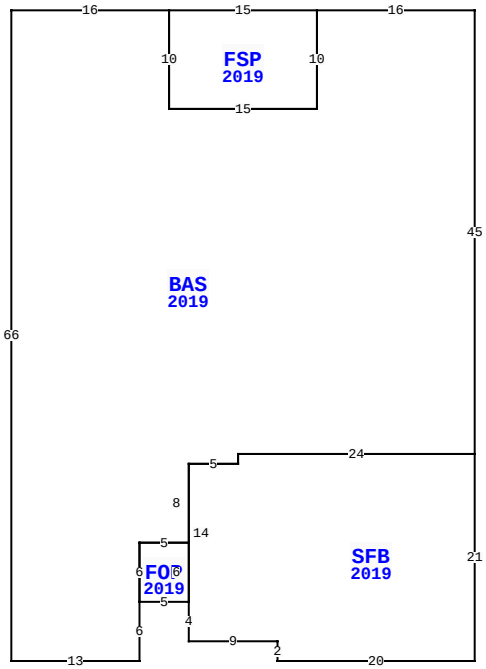
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,288	100	2019	2,288	338,399
FOP	30	30	2019	9	1,331
FSP	150	40	2019	60	8,874
SFB	586	80	2019	469	69,365
TOTALS	3,054			2,826	417,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,826	114.3360	150.92	426,500	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 0% - 2024 Heated Area: 2757 HX Base Yr



85152 MAJESTIC WALK CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	417,970
TOTAL MARKET OB/XF VALUE	8,109
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	501,079
SOH/AGL Deduction	0
ASSESSED VALUE	501,079
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	501,079
TOTAL JUST VALUE	501,079
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	481,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C201102	CO ISSUED	0	02/05/2020
B1909882	NEW CONSTR	310,752	09/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2675/49	10/18/2023	SW	Q	I	01	477,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MORRISSEY BRUCE JR						
2279/1081	6/05/2019	SW	Q	V	01	84,000
GRANTOR: AW VENTURE I LLC						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 FSP=[YR=2019] W15 S10 E15 N10$ S10 W15 N10 W16 S66 E13 N6 FOP=[YR=2019] E5 SFB=[YR=2019] S4 E9 S2 E20 N21 W24 S1 W5 S14$ N6 W5 S6$ N6 E5 N8 E5 N1 E24 N45$.

EXTRA FEATURES

LN	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	0855	CONC PAVER	0	0	0	0	827.00	SF	10.00	10.00	100	2019	2019	3	97	8,022	
2	0855	CONC PAVER	0	0	3	3	9.00	SF	10.00	10.00	100	2019	2019	3	97	87	

LAND DESCRIPTION

TOTAL OB/XF 8,109

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/22/2020 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS