LOT 8
ESMT PT OR 1521/1562
HAMPTON LAKES #1 PB 7/252

PHELPS STEVEN & DEARLYN
85222 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0008-0000

BUILDING CHARACTERISTICS

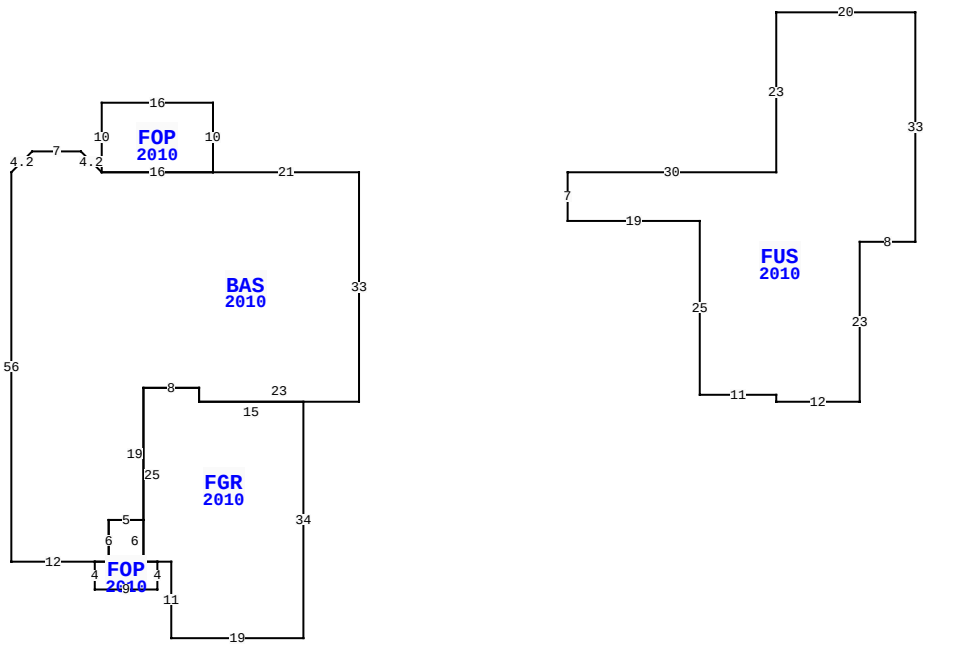
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,071	100	2010	2,071	263,596
FGR	754	55	2010	415	52,821
FOP	66	30	2010	20	2,545
FOP	160	30	2010	48	6,109
FUS	1,421	100	2010	1,421	180,865
TOTALS	4,472			3,975	505,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,975	103.6800	136.86	544,018	2010	2010	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2022 Heated Area: 3492 HX Base Yr 2022



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

85222 MAJESTIC WALK BLVD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		505,937
TOTAL MARKET OB/XF VALUE		25,749
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		606,686
SOH/AGL Deduction		117,220
ASSESSED VALUE		489,466
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		433,744
TOTAL JUST VALUE		606,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		579,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23549	CO ISSUED	0	08/01/2010
B23549	NEW CONSTR	372,856	05/01/2010
M15349	H/AC	0	05/01/2010
P14270	OTHER	0	05/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2344/0459	3/04/2020	WD	Q	I	01	415,000
GRANTOR: GORDON JONATHAN D & A						
GRANTEE: PHELPS STEVEN & DEA						
1883/1114	9/30/2013	WD	Q	I	01	345,000
GRANTOR: GRANT DACUS T JR & EM						
GRANTEE: GORDON JONATHAN D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W21 FOP=[YR=2010] N10 W16 S10 E16 $ W16 U3 L3 W7 D3 L3 S56 E12 FOP=[YR=2010] S4 E9 N4 FGR=[YR=2010] E2 S11 E19 N34 W15 N2 W8 S25 E2 $ W2 N6 W5 S6 W2 $ E2 N6 E5 N19 E8 S2 E23 N33 $ PTR= E30 FUS=[YR=2010] E30 N23 E20 S33 W8 S23 W12 N1 W11 N25 W19 N7 $ W30 $.

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	0812	CONCRETE C	0	100	0	0	2,152.00	SF	4.00	4.00	100	2010	2010	3	90	7,747	
2	0476	VF 6 SBPL	0	100	0	0	8.00	LF	32.00	32.00	100	2010	2010	3	76	195	
3	0812	CONCRETE C	0	100	0	0	1,010.00	SF	4.00	4.00	100	2014	2014	3	94	3,798	
4	0462	ST/AL FNC	0	100	0	0	1,452.00	SF	10.00	10.00	100	2014	2014	3	71	10,309	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2017		74	3,700	

LAND DESCRIPTION

TOTAL OB/XF 25,749

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	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 10/25/2024 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS