LOT 21
ESMT PT OR 1521/1562
HAMPTON LAKES #1 PB 7/252

HAYES VINCENT LIND & LISA MARIE
85178 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

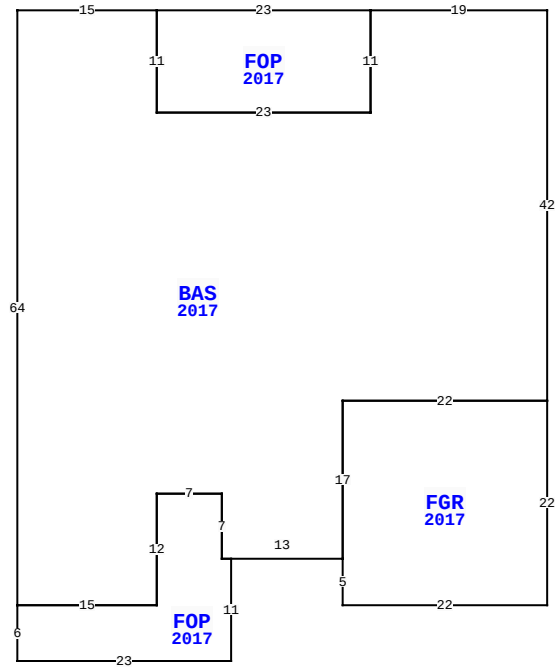
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,762	100	2017	2,762	387,511
FGR	484	55	2017	266	37,320
FOP	227	30	2017	68	9,541
FOP	253	30	2017	76	10,663
TOTALS	3,726			3,172	445,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,172	109.5720	144.64	458,798	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2025 Heated Area: 2762 HX Base Yr 2025



85178 MAJESTIC WALK BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		445,034
TOTAL MARKET OB/XF VALUE		9,369
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		529,403
SOH/AGL Deduction		0
ASSESSED VALUE		529,403
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		478,681
TOTAL JUST VALUE		529,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		508,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009031	CO ISSUED	0	10/13/2017
17002188	ADDITION	10,891	04/18/2017
1700905	NEW CONSTR	340,346	12/01/2016
B1633624	SWIM POOL	40,000	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2703/81	3/20/2024	WD	Q	I	01	652,000
GRANTOR: HOGLE JOHN E & GLORIA						
GRANTEE: HAYES VINCENT LIND						
2152/1624	10/13/2017	SW	Q	I	02	386,100
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: HOGLE JOHN E & GLOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W19 FOP=[YR=2017] W23 S11 E23 N11$ S11 W23 N11 W15 S64 FOP=[YR=2017] S6 E23 N11 W1 N7 W7 S12 W15$ E15 N12 E7 S7 E13 FGR=[YR=2017] S5 E22 N22 W22 S17$ N17 E22 N42$.

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	1,089.00	SF	4.00	4.00	100	2017	2017	3	96	4,182	
2	0911	SCRN RM A	0	100	23	10	230.00	SF	17.50	17.50	100	2017	2017	3	74	2,979	
3	0855	CONC PAVER	0	100	23	10	230.00	SF	10.00	10.00	100	2017	2017	3	96	2,208	

LAND DESCRIPTION

TOTAL OB/XF 9,369

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

REVIEW DATE 04/09/2019 BY TWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS