

LOT 30
IN OR 2088/326
ESMT PT OR 1521/1562

HINES VALERIE D & RAYMOND L
85146 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0030-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
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	2,282	100	2016	2,282	320,917
FGR	648	55	2016	356	50,064
FOP	100	30	2016	30	4,219
FOP	198	30	2016	59	8,297
TOTALS	3,228			2,727	383,497

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,727	110.4000	145.73	397,406	2016	2016	0	0	0	96.50
1 SNGL FAM - 100% - 2017 Heated Area: 2282 HX Base Yr 2017											
85146 MAJESTIC WALK BLVD, FERNANDINA BEACH											
BLD DATE XE DATE INC DATE LGL DATE LAND DATE AG DATE 06/13/2023 MLU											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										383,497		
TOTAL MARKET OB/XF VALUE										5,715		
TOTAL LAND VALUE - MARKET										75,000		
TOTAL MARKET VALUE										464,212		
SOH/AGL Deduction										173,650		
ASSESSED VALUE										290,562		
TOTAL EXEMPTION VALUE					HX HB					50,722		
BASE TAXABLE VALUE										239,840		
TOTAL JUST VALUE										464,212		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										445,811		