LOT 128
HAMPTON LAKES #1 PB 7/252

ENGLISH WILLIAM JOHN
85149 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0128-0000

BUILDING CHARACTERISTICS

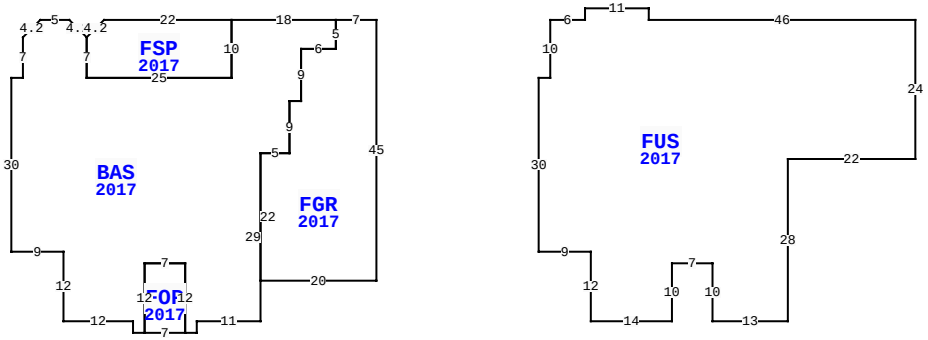
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	1,960	100	2017	1,960	274,716
FGR	727	55	2017	400	56,065
FOP	84	30	2017	25	3,504
FSP	246	40	2017	98	13,736
FUS	2,588	100	2017	2,588	362,738
TOTALS	5,605			5,071	710,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,071	109.7250	144.84	734,484	2017	2017	0	0	0	3.23	96.77

1 SNGL FAM – 0% - 0 Heated Area: 4548 HX Base Yr



85149 MAJESTIC WALK BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	710,760
TOTAL MARKET OB/XF VALUE	4,274
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	790,034
SOH/AGL Deduction	60,149
ASSESSED VALUE	729,885
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	729,885
TOTAL JUST VALUE	790,034
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	756,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005415	CO ISSUED	0	06/16/2017
B1633618	NEW CONSTR	551,366	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2375/0997	6/23/2017	SW	U	I	11	100
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: ENGLISH WILLIAM JOH						
2131/1144	6/23/2017	SW	P	I	98	486,500
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: ENGLISH WILLIAM JOH						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2017] W7 BAS=[YR=2017] W18 FSP=[YR=2017] W22 D3 L3 S7 E25 N10 $ S10 W25 N7 U3 L3 W5 L3 D3 S7 W2 S30 E9 S12 E12 S2 E2 FOP=[YR=2017] E7 N12 W7 S12$ N12 E7 S12 E2 N2 E11 N29 E5 N9 E2 N9 E6 N5$ S5 W6 S9 W2 S9 W5 S22 E20 N45$ PTR=[YR=2017] E30 FUS=[YR=2017] E6 N2 E11 S2 E46 S24 W22 S28 W13 N10 W7 S10 W14 N12 W9 N30 E2 N10$ 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	0	0	0	1,113.00	SF	4.00	4.00	100	2017	2017	3	96	4,274	

LAND DESCRIPTION

TOTAL OB/XF 4,274

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	000134	C	RES POND	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 05/10/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS