LOT 138
HAMPTON LAKES #1 PB 7/252

FURDON ALESIA & MARK J
1060 NORTHWEST 74TH TERRACE
PLANTATION, FL 33313

2025

13-2N-27-0720-0138-0000

BUILDING CHARACTERISTICS

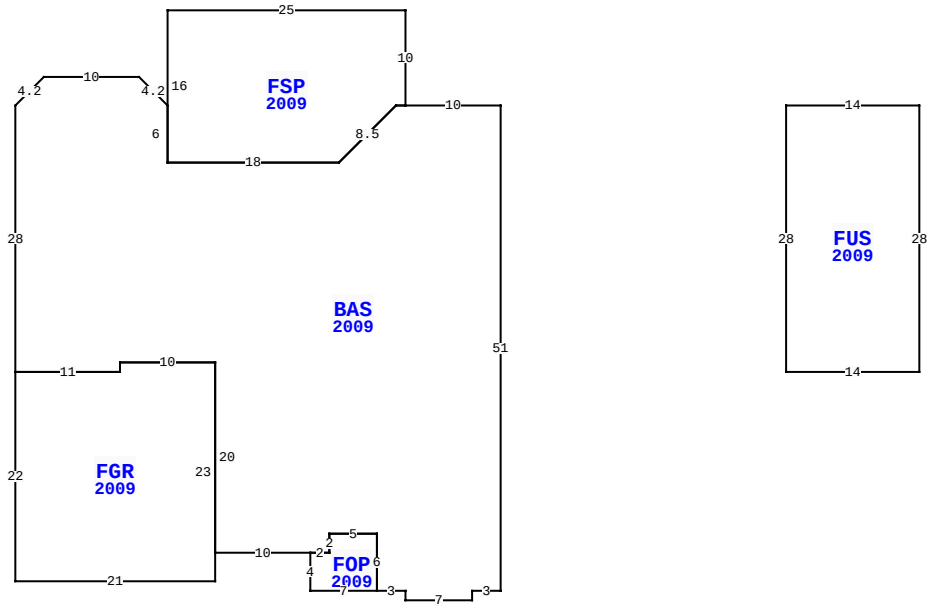
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,950	100	2009	1,950	264,917
FGR	472	55	2009	260	35,322
FOP	38	30	2009	11	1,495
FSP	376	40	2009	150	20,379
FUS	392	100	2009	392	53,255
TOTALS	3,228			2,763	375,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,763	111.2640	146.87	405,802	2009	2009	0	0	0	7.50	92.50

1 SNGL FAM – 0% - 2024 Heated Area: 2342 HX Base Yr



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

85185 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	375,367
TOTAL MARKET OB/XF VALUE	11,540
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	461,907
SOH/AGL Deduction	0
ASSESSED VALUE	461,907
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	461,907
TOTAL JUST VALUE	461,907
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	444,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14048	MECH OTHER	0	08/01/2008
C21647	CO ISSUED	0	07/01/2008
B21647	NEW CONSTR	211,200	07/01/2008
E21059	ELEC OTHER	2,000	07/01/2008
R11395	REPAIR/RRF	5,440	07/01/2008
P13342	OTHER	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2678/199	11/03/2023	WD	Q	I	02	465,000
GRANTOR: BRAZAUSKAS LYNN ANN						
GRANTEE: FURDON ALESIA & MAR						
2466/1034	6/01/2021	LE	U	I	11	100
GRANTOR: BRAZAUSKAS JOHN R						
GRANTEE: BRAZAUSKAS LYNN ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W10 FSP=[YR=2009] N10 W25 S16 E18 U6 R6 E1 $ W1 D6 L6 W18 N6 U3 L3 W10 D3 L3 S28 FGR=[YR=2009] S22 E21 N23 W10 S1 W11 $ E11 N1 E10 S20 E10 FOP=[YR=2009] S4 E7 N6 W5 S2 W2 $ E2 N2 E5 S6 E3 S1 E7 N1 E3 N51 $ PTR= E30 FUS=[YR=2009] E14 S28 W14 N28 $ 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	92	3,220	
2	0811	CONCRETE B	0	0	0	0	908.00	SF	5.20	5.20	100	2009	2009	3	89	4,202	
3	0462	ST/AL FNC	0	0	0	0	792.00	SF	10.00	10.00	100	2009	2009	3	52	4,118	

LAND DESCRIPTION

TOTAL OB/XF 11,540

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 11/22/2019 BY TWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS