LOT 139
IN OR 2203/916
HAMPTON LAKES #1 PB 7/252

NORD CRAIG & BEATA M
85189 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0139-0000

BUILDING CHARACTERISTICS

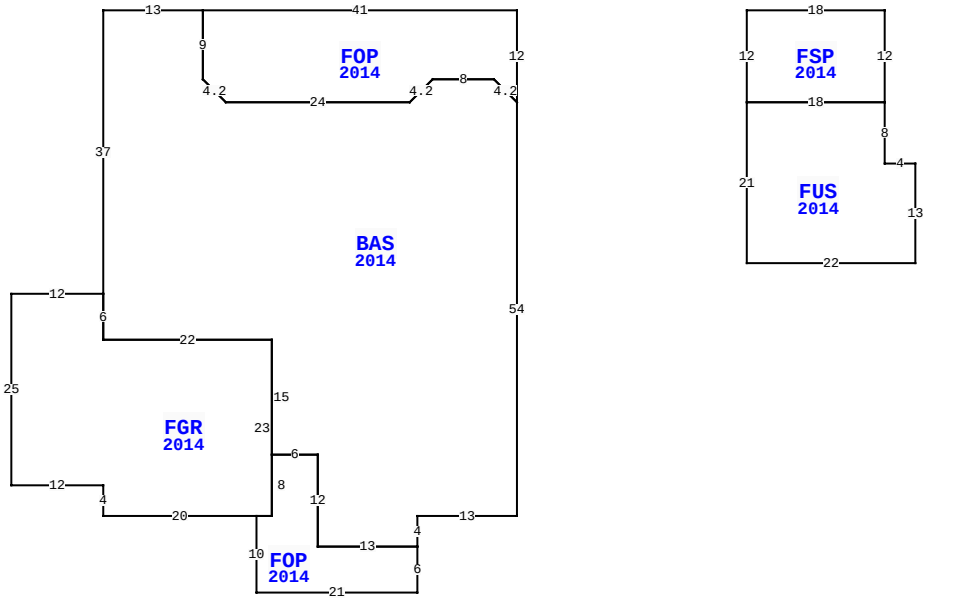
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,608	100	2014	2,608	341,741
FGR	806	55	2014	443	58,049
FOP	206	30	2014	62	8,124
FOP	455	30	2014	136	17,821
FSP	216	40	2014	86	11,269
FUS	430	100	2014	430	56,345
TOTALS	4,721			3,765	493,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,765	103.9500	137.21	516,596	2014	2014	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2019 Heated Area: 3038 HX Base Yr 2019



85189 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		493,349
TOTAL MARKET OB/XF VALUE		12,209
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		580,558
SOH/AGL Deduction		203,963
ASSESSED VALUE		376,595
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		325,873
TOTAL JUST VALUE		580,558
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328019	CO ISSUED	0	05/08/2014
B1328019	NEW CONSTR	366,850	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2203/0916	6/07/2018	WD	Q	I	02	378,800
GRANTOR: AXLINE TIMOTHY D & ST						
GRANTEE: NORD CRAIG & BEATA						
1921/1055	6/04/2014	SW	Q	I	01	341,500
GRANTOR: GP HOMES LLC						
GRANTEE: AXLINE TIMOTHY D &						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	1,884.00	SF	5.20	5.20	100	2014	2014	3	94	9,209	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2014	2014	3	60	3,000	

BUILDING DIMENSIONS

FOP=[YR=2014] W41 BAS=[YR=2014] W13 S37 FGR=[YR=2014] W12 S25 E12 S4 E20 FOP=[YR=2014] S10 E21 N6 W13 N12 W6 S8 W2 $ E2 N23 W22 N6 $ S6 E22 S15 E6 S12 E13 N4 E13 N54 U3 L3 W8 D3 L3 W24 U3 L3 N9 $ S9 D3 R3 E24 U3 R3 E8 D3 R3 N12$ PTR= E30 FSP=[YR=2014] E18 S12 FUS=[YR=2014] S8 E4 S13 W22 N21 E18 $ W18 N12 $ W30 $.

LAND DESCRIPTION

TOTAL OB/XF 12,209

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	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 03/18/2019 BY SBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS