LOT 145
IN OR 2125/960
HAMPTON LAKES #1 PB 7/252

MARTIN HOWARD K & LILLIAN T
85211 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0145-0000

BUILDING CHARACTERISTICS

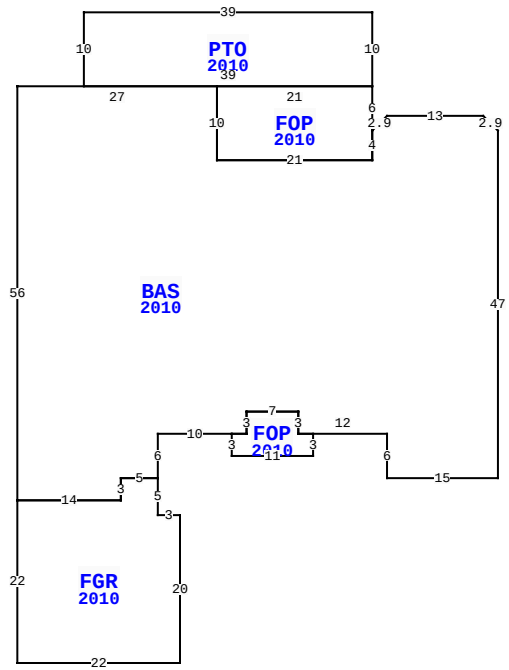
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,998	100	2010	2,998	403,277
FGR	493	55	2010	271	36,453
FOP	54	30	2010	16	2,152
FOP	210	30	2010	63	8,474
PTO	390	5	2010	20	2,690
TOTALS	4,145			3,368	453,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,368	109.5720	144.64	487,148	2010	2010	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2021 Heated Area: 2998 HX Base Yr 2021



85211 MAJESTIC WALK BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		453,048
TOTAL MARKET OB/XF VALUE		4,626
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		532,674
SOH/AGL Deduction		162,405
ASSESSED VALUE		370,269
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		319,547
TOTAL JUST VALUE		532,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		510,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23610	CO ISSUED	0	09/01/2010
E22696	ELEC OTHER	0	06/01/2010
M15417	H/AC	0	06/01/2010
B23610	NEW CONSTR	323,154	05/01/2010
P14294	OTHER	0	05/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2125/0960	6/08/2017	WD	Q	I	01	355,000
GRANTOR: CEREGHETTI WALTER & I						
GRANTEE: MARTIN HOWARD K & L						
1702/1418	9/29/2010	WD	Q	I	01	275,800
GRANTOR: WOODSIDE AMELIA LAKES						
GRANTEE: CREGHETTI WALTER &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] U2 L2 W13 D2 L2 FOP=[YR=2010] N6 PTO=[YR=2010] N10 W39 S10 E39 $ W21 S10 E21 N4 $ S4 W21 N10 W27 S56 FGR=[YR=2010] S22 E22 N20 W3 N5 W5 S3 W14 $ E14 N3 E5 N6 E10 FOP=[YR=2010] S3 E11 N3 W2 N3 W7 S3 W2 $ E2 N3 E7 S3 E12 S6 E15 N47 $.

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	1,285.00	SF	4.00	4.00	100	2010	2010	3	90	4,626	

LAND DESCRIPTION

TOTAL OB/XF 4,626

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/14/2021 BY NWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS