LOT 5
HAMPTON LAKES #1 PB 7/252

MORRISSEY BRUCE JR & LYNN M
338 MAPLE ST
BELLINGHAM, MA 02019

2026

13-2N-27-0720-0005-0000

BUILDING CHARACTERISTICS

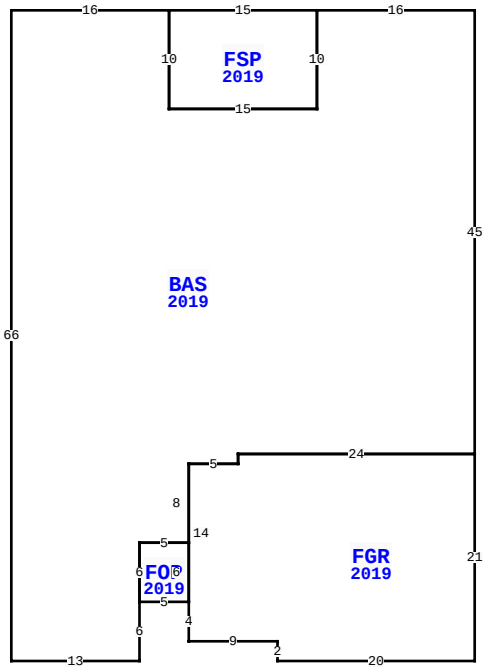
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,288	100	2019	2,288	342,473
FGR	586	55	2019	322	48,197
FOP	30	30	2019	9	1,347
FSP	150	40	2019	60	8,981
TOTALS	3,054			2,679	400,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,679	110.4432	153.52	411,280	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 0% - 2024 Heated Area: 2288 HX Base Yr



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

85152 MAJESTIC WALK CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	400,998
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	475,998
SOH/AGL Deduction	0
ASSESSED VALUE	475,998
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	475,998
TOTAL JUST VALUE	475,998
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	501,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C201102	CO ISSUED	0	02/05/2020
B1909882	NEW CONSTR	310,752	09/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2675/49	10/18/2023	SW	Q	I	01	477,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MORRISSEY BRUCE JR						
2279/1081	6/05/2019	SW	Q	V	01	84,000
GRANTOR: AW VENTURE I LLC						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W16 S10 W15 N10 W16 S66 E13 N6 N6 E5 N8 E5 N1 E24 N45 $
FGR=[YR=2019;ORIG=-29,60] S4 E9 S2 E20 N21 W24 S1 W5 S14 $
FSP=[YR=2019;ORIG=-16,0] W15 S10 E15 N10 $
FOP=[YR=2019;ORIG=-34,60] E5 N6 W5 S6 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS