LOT 21
ESMT PT OR 1521/1562
HAMPTON LAKES #1 PB 7/252

HAYES VINCENT & LISA REVOCABLE TRUST/HAYES VINCENT
85178 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0021-0000

BUILDING CHARACTERISTICS

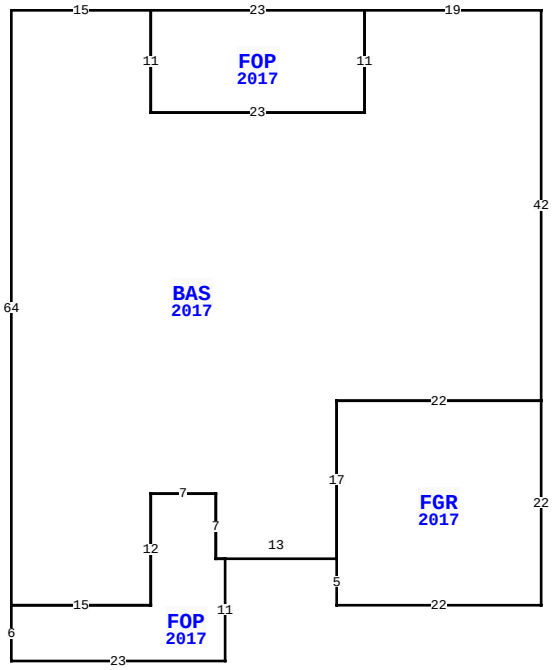
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,762	100	2017	2,762	385,647
FGR	484	55	2017	266	37,141
FOP	227	30	2017	68	9,495
FOP	253	30	2017	76	10,611
TOTALS	3,726			3,172	442,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,172	104.0934	144.69	458,957	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM 100% - 2025 Heated Area: 2762 HX Base Yr 2025



85178 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		442,894
TOTAL MARKET OB/XF VALUE		2,898
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		520,792
SOH/AGL Deduction		0
ASSESSED VALUE		520,792
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		469,381
TOTAL JUST VALUE		520,792
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		529,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009031	CO ISSUED	0	10/13/2017
17002188	ADDITION	10,891	04/18/2017
1700905	NEW CONSTR	340,346	12/01/2016
B1633624	SWIM POOL	40,000	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2842/372	1/16/2026	WD	U	I	11	100
GRANTOR: HAYES VINCENT LIND &						
GRANTEE: HAYES VINCENT & LIS						
2703/81	3/20/2024	WD	Q	I	01	652,000
GRANTOR: HOGLE JOHN E & GLORIA						
GRANTEE: HAYES VINCENT LIND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W19 FOP=[YR=2017] W23 S11 E23 N11$ S11 W23 N11 W15 S64 FOP=[YR=2017] S6 E23 N11 W1 N7 W7 S12 W15$ E15 N12 E7 S7 E13 FGR=[YR=2017] S5 E22 N22 W22 S17$ N17 E22 N42$.

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
2	0911	SCRN RM A	0	100	23	10	230.00	SF	18.00	18.00	100	2017	2017	3	70	2,898	

TOTAL OB/XF 2,898

LAND DESCRIPTION

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	000100	C	RES	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 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