LOT 130
HAMPTON LAKES #1 PB 7/252

COOK FAMILY TRUST/COOK GREGORY CO-TRUSTEE
85157 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0130-0000

BUILDING CHARACTERISTICS

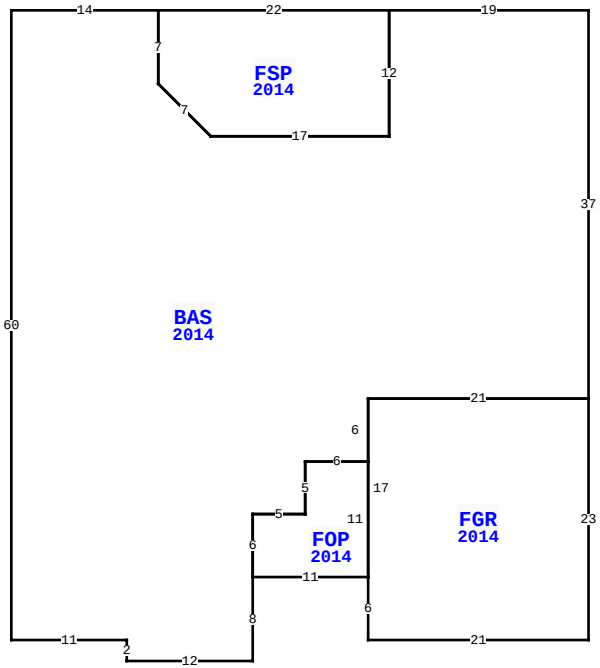
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,428	100	2014	2,428	344,444
FGR	483	55	2014	266	37,736
FOP	96	30	2014	29	4,114
FSP	252	40	2014	101	14,328
TOTALS	3,259			2,824	400,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,824	107.4336	149.33	421,708	2014	2014	0	0	0	5.00	95.00

1 SNGL FAM 100% - 2015 Heated Area: 2428 HX Base Yr 2015



85157 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		400,623
TOTAL MARKET OB/XF VALUE		2,750
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		478,373
SOH/AGL Deduction		159,671
ASSESSED VALUE		318,702
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		267,291
TOTAL JUST VALUE		478,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428764	CO ISSUED	0	08/28/2014
B1428764	NEW CONSTR	299,650	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2648/1672	6/15/2023	WD	U	I	11	100
GRANTOR: COOK GREGORY & LINDA						
GRANTEE: COOK FAMILY TRUST						
1935/1707	9/03/2014	WD	Q	I	01	279,200
GRANTOR: GP HOMES LLC						
GRANTEE: COOK GREGORY & LIND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W19 FSP=[YR=2014] W22 S7 D5 R5 E17 N12 $ S12 W17 U5 L5 N7 W14 S60 E11 S2 E12 N8 FOP=[YR=2014] E11 FGR=[YR=2014] S6 E21 N23 W21 S17 $ N11 W6 S5 W5 S6 $ N6 E5 N5 E6 N6 E21 N37 $.

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	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2014	2014	3	55	2,750	

LAND DESCRIPTION

TOTAL OB/XF 2,750

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 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