LOT 143
IN OR 1942/288
HAMPTON LAKES #1 PB 7/252

BREWIS CRAIG W & PATRICIA M
P O BOX 918
YULEE, FL 32041

2026

13-2N-27-0720-0143-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

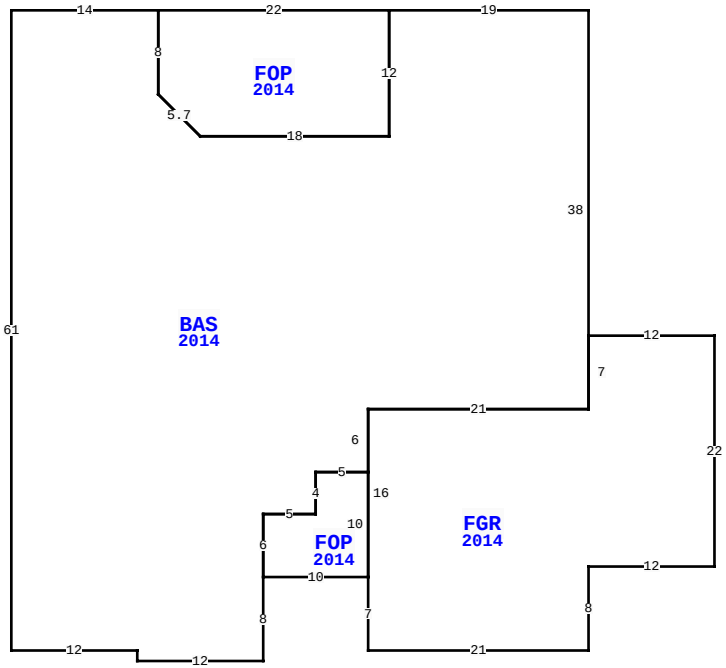
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,478	100	2014	2,478	346,199
FGR	747	55	2014	411	57,420
FOP	80	30	2014	24	3,353
FOP	256	30	2014	77	10,758
TOTALS	3,561			2,990	417,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,990	106.3563	147.84	442,042	2014	2014	0	0	0	5.50	94.50

1 SNGL FAM 100% - 2015 Heated Area: 2478 HX Base Yr 2015



85203 MAJESTIC WALK BLVD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		417,730
TOTAL MARKET OB/XF VALUE		47,500
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		540,230
SOH/AGL Deduction		187,132
ASSESSED VALUE		353,098
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		296,687
TOTAL JUST VALUE		540,230
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		534,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633389	SWIM POOL	24,000	11/01/2016
B1428777	CO ISSUED	0	10/07/2014
B1428777	NEW CONSTR	310,865	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1942/0288	10/10/2014	SW	Q	I	02	310,700
GRANTOR: GP HOMES LLC						
GRANTEE: BREWIS CRAIG W & PA						
1865/0558	6/28/2013	SW	Q	V	01	592,500
GRANTOR: SBR WAREHOUSER I LLC						
GRANTEE: GP HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W19 FOP=[YR=2014] W22 S8 D4 R4 E18 N12 $ S12 W18 U4 L4 N8 W14 S61 E12 S1 E12 N8 FOP=[YR=2014] E10 FGR=[YR=2014] S7 E21 N8 E12 N22 W12 S7 W21 S16 $ N10 W5 S4 W5 S6 $ N6 E5 N4 E5 N6 E21 N38 $.

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2017	2017	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 47,500

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