

LOT 125
IN OR 1669/134
HAMPTON LAKES #1 PB 7/252

HARKINS KENNETH R & ANNE MARIE
85137 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0125-0000



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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	279,023
FGR	462	55	254	31,084
FOP	52	30	16	1,958
FOP	216	30	65	7,954
TOTALS	3,010		2,615	320,020

EXTRA FEATURES											
L N	OB/XF	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	0	700.00	SF	10.00	10.00	
2	0855	CONC PAVER	0	100	0	0	956.00	SF	10.00	10.00	
3	0462	ST/AL FNC	0	100	0	0	990.00	SF	10.00	10.00	
4	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	100	0003		0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,615	109.6320	130.19	340,447	2010	2010	0	0	6.00	94.00
1 SNGL FAM - 100% - 2016 Heated Area: 2280 HX Base Yr 2016											
85137 MAJESTIC WALK BLVD, FERNANDINA BEACH											

BLD DATE	07/21/2010	RK	LGL DATE	
XF DATE			LAND DATE	06/13/2023
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		320,020	
TOTAL MARKET OB/XF VALUE		22,300	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		417,320	
SOH/AGL Deduction		156,633	
ASSESSED VALUE		260,687	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		210,687	
TOTAL JUST VALUE		417,320	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		335,922	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23453	SWIM POOL	27,440	04/01/2010
C23024	CO ISSUED	0	03/02/2010
E22283	ELEC OTHER	0	12/01/2009
M14959	H/AC	0	12/01/2009
B23024	NEW CONSTR	298,532	11/01/2009
P14029	OTHER	0	11/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1669/0134	3/02/2010	WD Q	I	01	
GRANTOR: WOODSIDE AMELIA LAKES					
GRANTEE: HARKINS KENNETH R &					

BUILDING NOTES					

BUILDING DIMENSIONS											
BAS=[YR=2010] W13 FOP=[YR=2010] W22 S10 E19 U3 R3 N7 \$ S7 D3 L3 W19 N10 W20 S34 FGR=[YR=2010] S22 E21 N12 FOP=[YR=2010] E7 U1 R1 U4 L4 N5 W4 S10 \$ N10 W21 \$ E25 S5 D4 R4 D1 L1 S12 E14 S1 E13 N57 \$.											