LOT 126
HAMPTON LAKES #1 PB 7/252

CARR DON F JR & JENNY M
85141 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0126-0000

BUILDING CHARACTERISTICS

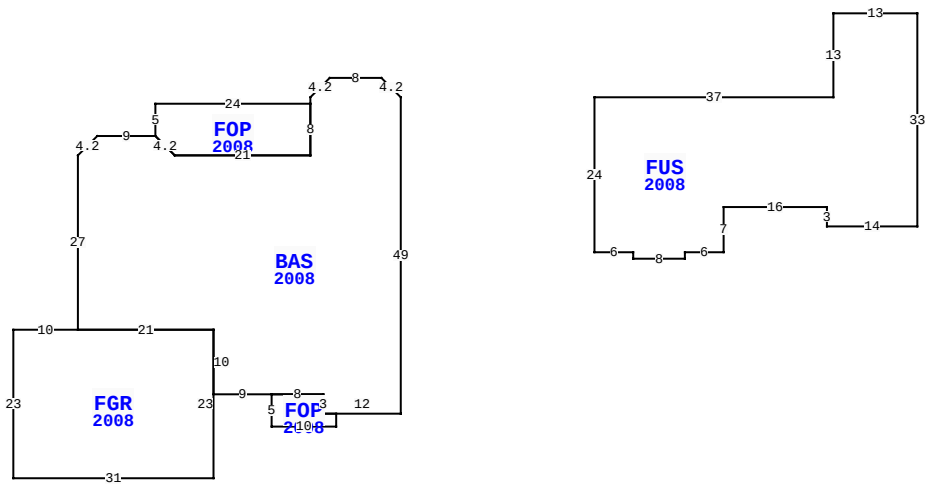
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,871	100	1,871	224,551
FGR	713	55	392	47,046
FOP	44	30	13	1,561
FOP	188	30	56	6,721
FUS	1,209	100	1,209	145,100
TOTALS	4,025		3,541	424,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,541	108.0900	128.36	454,523	2008	2008	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2022 Heated Area: 3080 HX Base Yr



85141 MAJESTIC WALK BLVD, FERNANDINA BEACH

BLD DATE	08/12/2008	RK	LGL DATE		
XF DATE	08/12/2008	RK	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		424,979
TOTAL MARKET OB/XF VALUE		5,443
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		505,422
SOH/AGL Deduction		0
ASSESSED VALUE		505,422
TOTAL EXEMPTION VALUE	13	505,422
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		505,422
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13835	MECH OTHER	0	05/01/2008
C21318	CO ISSUED	0	04/01/2008
P13183	OTHER	0	04/01/2008
B21318	NEW CONSTR	261,162	04/01/2008
E20728	ELEC OTHER	2,000	04/01/2008
R11193	REPAIR/RRF	5,750	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2483/1840	7/30/2021	WD	Q	I	01	505,000
GRANTOR: WATSON DONALD F & MAR						
GRANTEE: CARR DON F JR & JEN						
1599/1917	12/30/2008	WD	Q	I	01	319,900
GRANTOR: WOODSIDE AMELIA LAKES						
GRANTEE: WATSON DONALD F & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] U3 L3 W8 D3 L3 S1 FOP=[YR=2008] W24 S5 D3 R3 E21 N8 $ S8 W21 U3 L3 W9 D3 L3 S27 FGR=[YR=2008] W10 S23 E31 N23 W21 $ E21 S10 E9 FOP=[YR=2008] S5 E10 N2 W2 N3 W8 $ E8 S3 E12 N49 $ PTR= E30 FUS=[YR=2008] E37 N13 E13 S33 W14 N3 W16 S7 W6 S1 W8 N1 W6 N24 $ W30 $.

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
1	0812	CONCRETE C	0	100	0	0	1,512.00	SF	4.00	4.00	100	2008	2008	3	90	5,443	

LAND DESCRIPTION

TOTAL OB/XF 5,443

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	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/31/2019 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS