

LOT 137
IN OR 1655/451
HAMPTON LAKES #1 PB 7/252

SKINNER THOMAS M & DEBORAH L
85181 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0137-0000



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		5 100
Bathrooms		3 100
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	2,421	100	2,421	276,277
FGR	792	55	436	49,755
FOP	100	30	30	3,424
FOP	169	30	51	5,820
FUS	650	100	650	74,176

TOTALS	4,132		3,588	409,451
EXTRA FEATURES				
L N	OB/XF	DESCRIPTION	BLD CAP	L W
1	0855	CONC PAVER	0 100	0 0
2	0462	ST/AL FNC	0 100	0 0
3	0463	FENCE GATE	0 100	0 0
4	0910	SCRN RM L	0 100	18 27
5	0855	CONC PAVER	0 100	18 27

L N	OB/XF	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	0855	CONC PAVER	0 100	0 0	1,486.00	SF	10.00	10.00	100	2009	2009	3	91	13,523	
2	0462	ST/AL FNC	0 100	0 0	576.00	SF	10.00	10.00	100	2009	2009	3	60	3,456	
3	0463	FENCE GATE	0 100	0 0	2.00	UT	300.00	300.00	100	2009	2009	3	78	468	
4	0910	SCRN RM L	0 100	18 27	486.00	SF	15.00	15.00	100	2012	2012	3	60	4,374	
5	0855	CONC PAVER	0 100	18 27	486.00	SF	10.00	10.00	100	2012	2012	3	94	4,568	

LAND DESCRIPTION															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00

REVIEW DATE 04/25/2017 BY SB

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,588	102.7800	122.05	437,915	2009	2009	0	0	0	6.50	93.50
1 SNGL FAM - 100% - 2010 Heated Area: 3071 HX Base Yr 2010												
85181 MAJESTIC WALK BLVD, FERNANDINA BEACH												
BLD DATE 02/01/2010 RK LGL DATE 06/13/2023 MLU												
XF DATE AG DATE												

TOTAL OB/XF 26,389															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00

TOTAL OB/XF 26,389															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00

Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		409,451	
TOTAL MARKET OB/XF VALUE		26,389	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		510,840	
SOH/AGL Deduction		240,953	
ASSESSED VALUE		269,887	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		219,887	
TOTAL JUST VALUE		510,840	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		410,080	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25983	ADDITION	9,584	05/01/2012
B26057	REMODEL	3,000	05/01/2012
C0922524	CO ISSUED	0	10/22/2009
E21917	ELEC OTHER	2,000	07/01/2009
M14665	MECH OTHER	0	07/01/2009
P13797	OTHER	0	06/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1655/0451	12/21/2009	WD	Q	I	01	304,700	
GRANTOR: WOODSIDE AMELIA LAKES							
GRANTEE: SKINNER THOMAS M &							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[YR=2009] U3 L3 W9 FOP=[YR=2009] W19 D4 R4 S9 E12 N10 U3 R3 \$ D3 L3 S10 W12 N9 U4 L4 W8 N3 W20 S49 FGR=[YR=2009] S33 E24 N33 W24 \$ E24 N4 E10 FOP=[YR=2009] S5 E12 N5 W2 N5 W8 S5 W2 \$ E2 N5 E8 S5 E15 N39 \$ PTR= E30 FUS=[YR=2009] E17 S42 W13 N16 W4 N26 \$ W30 \$.							

PRINTED 08/02/2023 BY SYS