

LOT 147
IN OR 1534/1223
HAMPTON LAKES #1 PB 7/252

ROBERTS ROSS R JR & ROBIN D
85219 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0147-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	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	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	4077.00	04

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,421	100	2,421	276,812
FGR	792	55	436	49,851
FOP	100	30	30	3,430
FOP	169	30	51	5,832
FUS	646	100	646	73,862
TOTALS	4,128		3,584	409,787

L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0812	CONCRETE C	0 100	0	0	1,520.00	SF	4.00	4.00	100	2007	2007	3	89	5,411	

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	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 03/20/2019 BY SBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,584	103.5900	123.01	440,868	2007	2007	0	0	0	7.05	92.95

1 SNGL FAM - 100% - 2008

Heated Area: 3067

HX Base Yr 2008

The floor plan diagram illustrates the layout of a single-family home. It includes several rooms and areas, each labeled with a code and year (e.g., BAS 2007, FOP 2007, FGR 2007, FUS 2007). Dimensions are provided for various sections of the plan. The layout includes a large central area (BAS 2007) with dimensions 49, 39, 33, and 24. To the right, there is a smaller area (FUS 2007) with dimensions 22, 16, 12, and 42. Other labeled areas include FOP 2007 (top right) with dimensions 10, 9, 4.2, 19, 12, and 5.7; FOP 2007 (bottom center) with dimensions 10, 5, 8, 12, 5, and 15; and FGR 2007 (bottom left) with dimensions 33, 24, and 33. The overall dimensions of the main structure are 49, 39, 33, and 24.

BLD DATE	10/12/2007	RK	LGL DATE	
XF DATE	10/12/2007	RK	LAND DATE	06/13/2023

MLU

85219 MAJESTIC WALK BLVD, FERNANDINA BEACH												BLD DATE	10/12/2007	RK	LGL DATE	
												XF DATE	10/12/2007	RK	LAND DATE	06/13/2023
												INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				409,787	
TOTAL MARKET OB/XF VALUE				8,631	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				493,418	
SOH/AGL Deduction				238,210	
ASSESSED VALUE				255,208	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				205,208	
TOTAL JUST VALUE				493,418	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				400,148	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19610	CO ISSUED	269,148	03/01/2007
E18969	ELEC OTHER	2,000	03/01/2007
M12808	MECH OTHER	0	03/01/2007
R10167	REPAIR/RRF	6,905	03/01/2007
B19610	NEW CONSTR	269,148	03/01/2007
B19490	FOUNDATION	13,100	02/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1534/1223	11/07/2007	WD	Q	I	
GRANTOR: WOODSIDE AMELIA LAKES					SALE PRICE
GRANTEE: ROBERTS ROSS R JR &					349,500

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=2007] U3 L3 W9 FOP=[YR=2007] W19 D4 R4 S9 E12 N10 U3 R3 \$ D3 L3 S10 W12 N9 U4 L4 W8 N3 W20 S49 FGR=[YR=2007] S33 E24 N33 W24 \$ E24 N4 E10 FOP=[YR=2007] S5 E12 N5 W2 N5 W8 S5 W2 \$ E2 N5 E8 S5 E15 N39 \$ PTR= E30 FUS=[YR=2007] E22 N3 E4 S8 E16 S12 W42 N17 \$ W30 \$.					