LOT 9
ESMT PT OR 1521/1562
HAMPTON LAKES #1 PB 7/252

PORTER BRADLEY T & LAURA L/
85220 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0009-0000

BUILDING CHARACTERISTICS

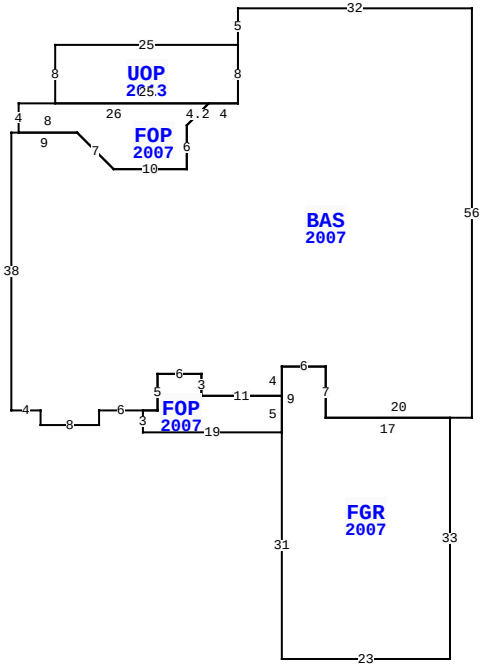
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,847	100	2007	2,847	370,570
FGR	801	55	2007	441	57,402
FOP	109	30	2007	33	4,295
FOP	159	30	2007	48	6,248
UOP	200	20	2013	40	5,206
TOTALS	4,116			3,409	443,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,409	107.1800	141.48	482,305	2007	2007	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2024 Heated Area: 2847 HX Base Yr 2024



85220 MAJESTIC WALK BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		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		443,721
TOTAL MARKET OB/XF VALUE		41,730
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		560,451
SOH/AGL Deduction		4,921
ASSESSED VALUE		555,530
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		504,808
TOTAL JUST VALUE		560,451
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		539,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327626	ADDITION	17,876	08/01/2013
B1327374	SWIM POOL	34,000	06/01/2013
M12829	MECH OTHER	0	04/01/2007
C19609	NEW CONSTR	255,090	03/01/2007
E18971	ELEC OTHER	2,000	03/01/2007
R10166	REPAIR/RRF	6,950	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/1220	6/28/2023	LE	U	I	11	100
GRANTOR: PORTER BRADLEY T & LA						
GRANTEE: PORTER JEFFERSON PA						
2636/1704	5/04/2023	WD	Q	I	02	659,900
GRANTOR: LANGENBERG KAREN KAYE						
GRANTEE: PORTER BRADLEY T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W32 S5UOP=[YR=2013] W25 S8 E25 N8 $ S8 W4
FOP=[YR=2007] W26 S4 E8 D5 R5 E10 N6 U3 R3 $ D3 L3 S6
W10 U5 L5 W9 S38 E4 S2 E8 N2 E6 FOP=[YR=2007] S3 E19
FGR=[YR=2007] S31 E23 N33 W17 N7 W6 S9 $ N5 W11 N3 W6 S5W2 $
E2 N5 E6 S3 E11 N4 E6 S7 E20 N56 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	1,583.00	SF	4.00	4.00	100	2007	2007	3	87	5,509	
3	0861	POOL GUNIT	0	100	0	0	390.00	SF	85.00	85.00	100	2013	2013	3	68	22,542	
4	0911	SCRN RM A	0	100	0	0	748.00	SF	17.50	17.50	100	2013	2013	3	55	7,200	
5	0855	CONC PAVER	0	100	0	0	358.00	SF	10.00	10.00	100	2013	2013	3	93	3,329	

LAND DESCRIPTION

TOTAL OB/XF 41,730

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	000100	C	RES	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 10/25/2024 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS