LOT 20
IN OR 1594/1757
ESMT PT OR 1521/1562

HARDING JASON & HELEN
85182 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0020-0000

BUILDING CHARACTERISTICS

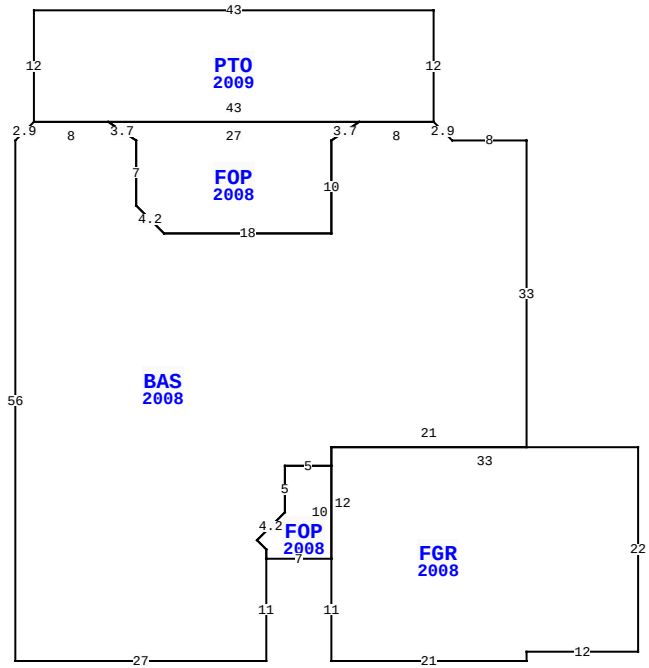
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,298	100	2008	2,298	312,114
FGR	747	55	2008	411	55,822
FOP	59	30	2008	18	2,444
FOP	254	30	2008	76	10,322
PTO	516	5	2009	26	3,531
TOTALS	3,874			2,829	384,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,829	111.8400	147.63	417,645	2008	2008	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2009 Heated Area: 2298 HX Base Yr 2009



85182 MAJESTIC WALK BLVD, FERNANDINA BEACH

BLD DATE	04/13/2009 RKKB	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		384,233
TOTAL MARKET OB/XF VALUE		21,407
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		480,640
SOH/AGL Deduction		229,569
ASSESSED VALUE		251,071
TOTAL EXEMPTION VALUE	HX HB AM	158,012
BASE TAXABLE VALUE		93,059
TOTAL JUST VALUE		480,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22602	XFOB	8,800	06/01/2009
C21648	CO ISSUED	223,014	11/17/2008
M14047	MECH OTHER	0	08/01/2008
B21648	NEW CONSTR	223,014	07/01/2008
E21058	ELEC OTHER	2,000	07/01/2008
R11396	REPAIR/RRF	5,750	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1594/1757	11/26/2008	WD	Q	I		316,200

GRANTOR: WOODSIDE AMELIA LAKES
GRANTEE: HARDING JASON & HEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W8 U2 L2 PTO=[YR=2009] N12 W43 S12 E43$ W8 FOP=[YR=2008] W27 D2 R3 S7 R3 D3 E18 N10 U2 R3 $ D2 L3 S10 W18 U3 L3 N7 U2 L3 W8 D2 L2 S56E27 N11 FOP=[YR=2008] E7 FGR=[YR=2008] S11 E21 N1 E12 N22 W33 S12$ N10 W5 S5 D3 L3 D1 R1 S1$N1 L1 U1 R3 U3 N5 E5 N2 E21N33$.

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	0462	ST/AL FNC	0	100	0	0	1,248.00	SF	10.00	10.00	100	2008	2008	3	48	5,990	
2	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2008	2008	3	72	432	
3	0855	CONC PAVER	0	100	0	0	1,395.00	SF	10.00	10.00	100	2008	2008	3	88	12,276	
4	0910	SCRN RM L	0	100	43	12	516.00	SF	15.00	15.00	100	2009	2009	3	35	2,709	

LAND DESCRIPTION

TOTAL OB/XF 21,407

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 05/14/2021 BY NWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS