LOT 26
ESMT PT OR 1521/1562
HAMPTON LAKES #1 PB 7/252

BECKER RUSSELL S & KATHRYN R
85160 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0026-0000

BUILDING CHARACTERISTICS

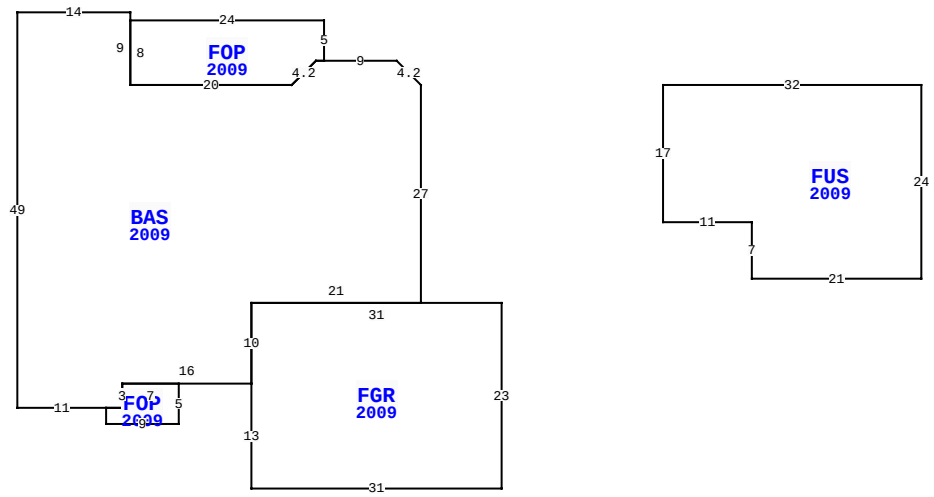
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,844	100	2009	1,844	238,952
FGR	713	55	2009	392	50,796
FOP	39	30	2009	12	1,555
FOP	185	30	2009	56	7,257
FUS	691	100	2009	691	89,542
TOTALS	3,472			2,995	388,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,995	106.1260	140.09	419,570	2009	2009	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2025 Heated Area: 2535 HX Base Yr



85160 MAJESTIC WALK BLVD, FERNANDINA BEACH

BLD DATE	09/29/2009	RK	LGL DATE		
XF DATE	09/29/2009	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		388,102
TOTAL MARKET OB/XF VALUE		9,194
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		472,296
SOH/AGL Deduction		0
ASSESSED VALUE		472,296
TOTAL EXEMPTION VALUE	13	472,296
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		472,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		453,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22492	CO ISSUED	0	09/08/2009
M14604	MECH OTHER	0	06/01/2009
B22492	NEW CONSTR	225,192	05/01/2009
P13779	PLUMBING	0	05/01/2009
R11889	REPAIR/RRF	5,810	05/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2401/0224	10/15/2020	WD	U	I	30	335,000
GRANTOR: BECKER RUSSELL S II &						
GRANTEE: BECKER RUSSELL S &						
1640/0627	9/16/2009	WD	Q	I	01	269,200
GRANTOR: WOODSIDE AMELIA LAKES						
GRANTEE: BECKER RUSSELL S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] U3 L3 W9 FOP=[YR=2009] N5 W24 S8 E20 U3 R3 E1 $ W1 D3 L3 W20 N9 W14 S49 E11 FOP=[YR=2009] S2 E9 N5 W7 S3 W2 $ E2 N3 E16 FGR=[YR=2009] S13 E31 N23 W31 S10 $ N10 E21 N27 $ PTR= E30FUS=[YR=2009] E32 S24 W21 N7 W11 N17 $ 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	0855	CONC PAVER	0	100	0	0	1,033.00	SF	10.00	10.00	100	2009	2009	3	89	9,194	

LAND DESCRIPTION

TOTAL OB/XF 9,194

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 11/22/2019 BY TWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS