LOT 27
ESMT PT OR 1521/1562
HAMPTON LAKES #1 PB 7/252

HENDERSON JAMES R
85156 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0027-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

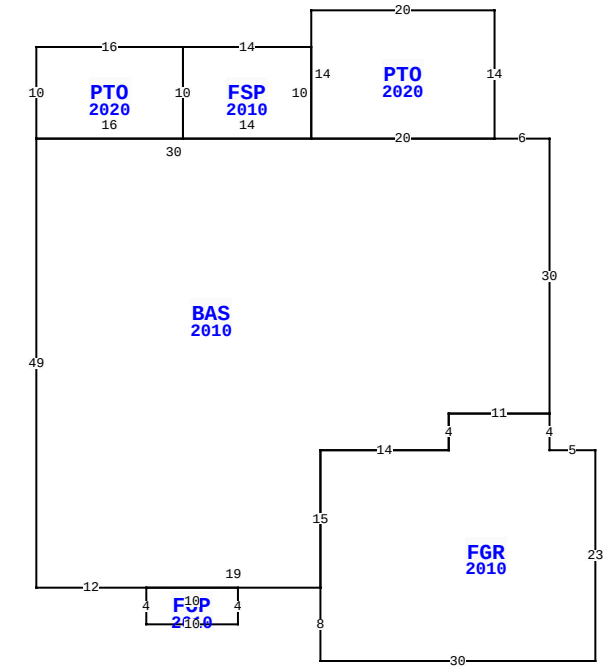
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,325	100	2010	2,325	311,842
FGR	734	55	2010	404	54,187
FOP	40	30	2010	12	1,609
FSP	140	40	2010	56	7,511
PTO	160	5	2020	8	1,073
PTO	280	5	2020	14	1,877
TOTALS	3,679			2,819	378,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,819	108.6720	143.45	404,386	2010	2010	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2021 Heated Area: 2325 HX Base Yr 2021



85156 MAJESTIC WALK BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		378,101
TOTAL MARKET OB/XF VALUE		13,441
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		466,542
SOH/AGL Deduction		209,431
ASSESSED VALUE		257,111
TOTAL EXEMPTION VALUE	WR HX HB VX VP	217,833
BASE TAXABLE VALUE		39,278
TOTAL JUST VALUE		466,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009544	SCRN RM	6,762	10/09/2020
C23440	CO ISSUED	0	07/08/2010
M15237	MECH OTHER	0	04/01/2010
E22580	ELEC OTHER	0	04/01/2010
P14226	OTHER	0	04/01/2010
B23440	NEW CONSTR	316,476	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2382/1864	8/06/2020	WD	Q	I	02	357,500
GRANTOR: BIBBINS TORELL M						
GRANTEE: HENDERSON JAMES R &						
2260/0612	2/23/2019	QC	U	I	11	100
GRANTOR: BIBBINS TORELL M & CH						
GRANTEE: BIBBINS TORELL M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W6 PTO=[YR=2020] N14 W20 S14 E20$ W20 FSP=[YR=2010] N10 W14 PTO=[YR=2020] W16 S10 E16 N10$ S10 E14 $ W30 S49 E12 FOP=[YR=2010] S4 E10 N4 W10 $ E19 FGR=[YR=2010] S8 E30 N23 W5 N4 W11 S4 W14 S15 $ N15 E14 N4 E11 N30 $.

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	0812	CONCRETE C	0	100	0	0	1,123.00	SF	4.00	4.00	100	2010	2010	3	90	4,043	
2	0462	ST/AL FNC	0	100	0	0	864.00	SF	10.00	10.00	100	2011	2011	3	60	5,184	
3	0911	SCRN RM A	0	100	20	14	280.00	SF	17.50	17.50	100	2020	2020	3	86	4,214	

LAND DESCRIPTION

TOTAL OB/XF 13,441

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/21/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS