LOT 124
IN OR 1611/1725
HAMPTON LAKES #1 PB 7/252

SALVIE JEFF D
85133 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0124-0000

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		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

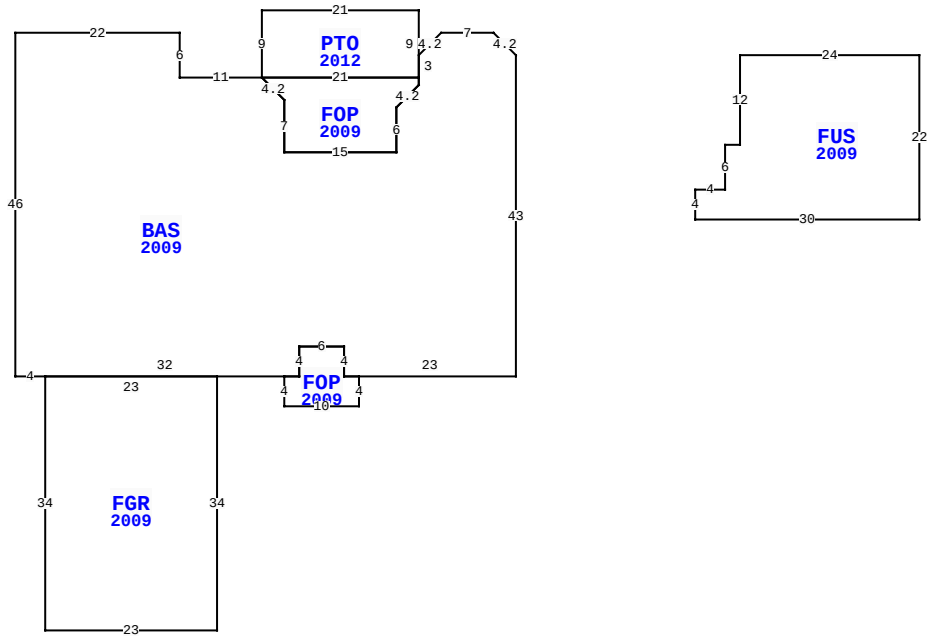
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,695	100	2009	2,695	347,980
FGR	782	55	2009	430	55,522
FOP	64	30	2009	19	2,453
FOP	162	30	2009	49	6,327
FUS	564	100	2009	564	72,824
PTO	189	5	2012	9	1,162
TOTALS	4,456			3,766	486,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,766	105.7500	139.59	525,696	2009	2009	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2010 Heated Area: 3259 HX Base Yr 2010



85133 MAJESTIC WALK BLVD, FERNANDINA BEACH

BLD DATE	09/21/2009	RK	LGL DATE		
XF DATE	09/21/2009	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		486,269
TOTAL MARKET OB/XF VALUE		9,908
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		571,177
SOH/AGL Deduction		281,429
ASSESSED VALUE		289,748
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		239,026
TOTAL JUST VALUE		571,177
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		548,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25625	MH MOVE-ON	5,103	02/01/2012
C21980	CO ISSUED	0	03/05/2009
E21420	NEW CONSTR	2,000	11/01/2008
M14234	H/AC	0	11/01/2008
P13518	NEW CONSTR	0	10/01/2008
R11587	REPAIR/RRF	7,200	10/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1611/1725	3/19/2009	WD	Q	I	01	394,400

GRANTOR: WOODSIDE AMELIA LAKES

GRANTEE: SALVIE JEFF D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] U3 L3 W7 D3 L3 S3 PTO=[YR=2012] N9 W21 S9 E21$ FOP=[YR=2009] W21 D3 R3 S7 E15 N6 U3 R3 N1 $ S1 D3 L3 S6 W15 N7 U3 L3 W11 N6 W22 S46 E4 FGR=[YR=2009] S34 E23 N34 W23 $ E32 FOP=[YR=2009] S4 E10 N4 W2 N4 W6 S4 W2 $ E2 N4 E6 S4 E23 N43 $ PTR= E30 FUS=[YR=2009] E24 S22 W30 N4 E4 N6 E2 N12 $ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	92	3,220	
2	0812	CONCRETE C	0	100	0	0	1,414.00	SF	4.00	4.00	100	2009	2009	3	89	5,034	
3	0911	SCRN RM A	0	100	21	9	189.00	SF	17.50	17.50	100	2012	2012	3	50	1,654	

LAND DESCRIPTION

TOTAL OB/XF 9,908

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	000134	C	RES POND	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS