LOT 126
HAMPTON LAKES #1 PB 7/252

CARR DON F JR & JENNY M
85141 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0126-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

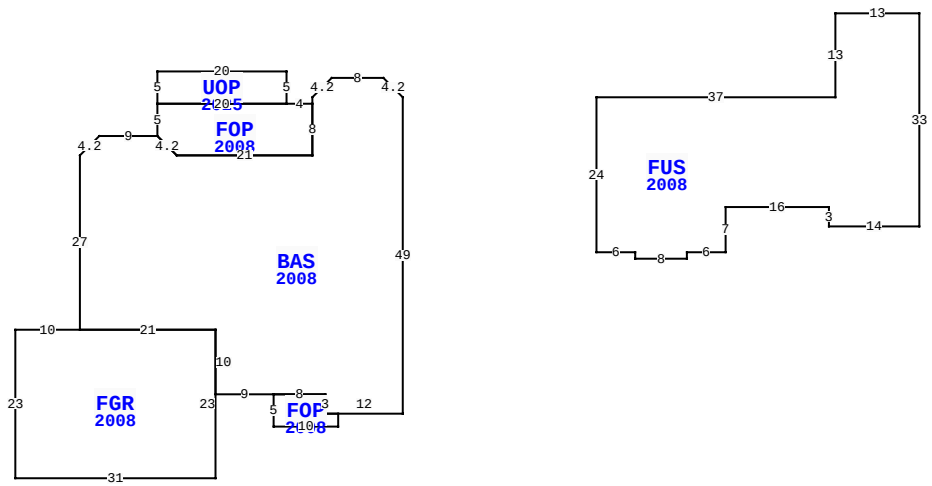
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	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	1,871	100	2008	1,871	246,932
FGR	713	55	2008	392	51,736
FOP	44	30	2008	13	1,716
FOP	188	30	2008	56	7,391
FUS	1,209	100	2008	1,209	159,563
UOP	100	20	2025	20	2,640
TOTALS	4,125			3,561	469,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,561	108.0900	142.68	508,083	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2022 Heated Area: 3080 HX Base Yr



85141 MAJESTIC WALK BLVD, FERNANDINA BEACH

BLD DATE	08/12/2008	RK	LGL DATE	
XF DATE	08/12/2008	RK	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		469,977
TOTAL MARKET OB/XF VALUE		5,322
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		550,299
SOH/AGL Deduction		14,617
ASSESSED VALUE		535,682
TOTAL EXEMPTION VALUE	13	535,682
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		550,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13835	MECH OTHER	0	05/01/2008
C21318	CO ISSUED	0	04/01/2008
P13183	OTHER	0	04/01/2008
B21318	NEW CONSTR	261,162	04/01/2008
E20728	ELEC OTHER	2,000	04/01/2008
R11193	REPAIR/RRF	5,750	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2483/1840	7/30/2021	WD	Q	I	01	505,000
GRANTOR: WATSON DONALD F & MAR						
GRANTEE: CARR DON F JR & JEN						
1599/1917	12/30/2008	WD	Q	I	01	319,900
GRANTOR: WOODSIDE AMELIA LAKES						
GRANTEE: WATSON DONALD F & M						

BUILDING NOTES

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	1,512.00	SF	4.00	4.00	100	2008	2008	3	88	5,322	

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] U3L3 W8 D3L3 S1 S8 W21 U3L3 W9 D3L3 S27 E21 S10 E9 E8 S3 E12 N49 $
FUS=[YR=2008;ORIG=30,0] E37 N13 E13 S33 W14 N3 W16 S7 W6 S1 W8 N1 W6 N24 $
FGR=[YR=2008;ORIG=-50,36] W10 S23 E31 N23 W21 $
FOP=[YR=2008;ORIG=-14,1] W4 W20 S5 D3R3 E21 N8 $
FOP=[YR=2008;ORIG=-20,46] S5 E10 N2 W2 N3 W8 $
PTR=[ORIG=0,0] E30 W30 $
UOP=[YR=2025;ORIG=-18,1] W20 N5 E20 S5 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,322

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 12/31/2019 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS