LOT 131
IN OR 1989/1908
HAMPTON LAKES #1 PB 7/252

BEDFORD CHARLES MAX & AMY BETH
85161 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0131-0000

BUILDING CHARACTERISTICS

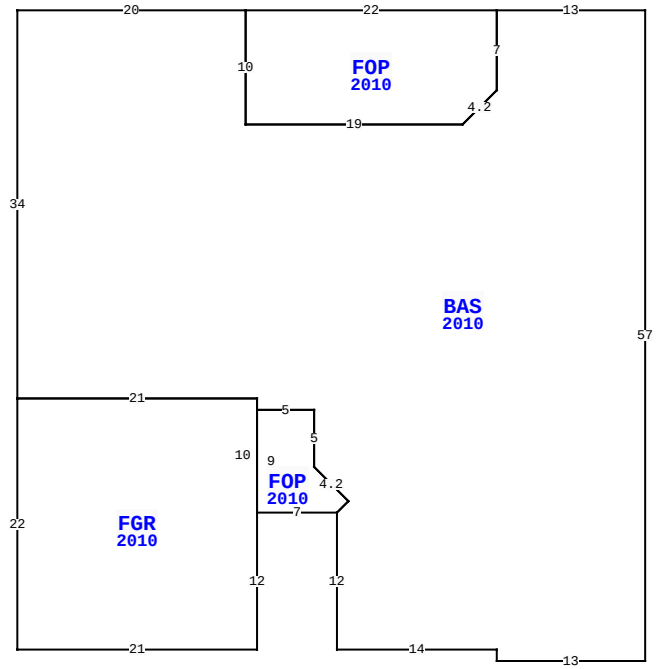
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,280	100	2010	2,280	310,342
FGR	462	55	2010	254	34,573
FOP	52	30	2010	16	2,178
FOP	216	30	2010	65	8,847
TOTALS	3,010			2,615	355,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,615	110.8800	146.36	382,731	2010	2010	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2016 Heated Area: 2280 HX Base Yr



85161 MAJESTIC WALK BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		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		355,940
TOTAL MARKET OB/XF VALUE		37,323
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		468,263
SOH/AGL Deduction		3,184
ASSESSED VALUE		465,079
TOTAL EXEMPTION VALUE	13	465,079
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		468,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		453,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23342	CO ISSUED	0	06/09/2010
B23731	XFOB	18,740	06/01/2010
E22528	ELEC OTHER	0	03/01/2010
P14171	PLUMBING	0	03/01/2010
B23342	NEW CONSTR	298,532	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1989/1908	6/30/2015	WD	Q	I	02	291,000
GRANTOR: VAN TUYL JOHANNES & S						
GRANTEE: BEDFORD CHARLES MAX						
1682/1702	6/11/2010	WD	Q	I	01	242,800
GRANTOR: WOODSIDE AMELIA LAKES						
GRANTEE: VAN TUYL JOHANNES						

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	0855	CONC PAVER	0	100	0	0	1,046.00	SF	10.00	10.00	100	2010	2010	3	90	9,414	
2	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00	85.00	100	2010	2010	3	56	13,709	
3	0911	SCRN RM A	0	100	0	0	1,000.00	SF	17.50	17.50	100	2010	2010	3	40	7,000	
4	0855	CONC PAVER	0	100	0	0	800.00	SF	10.00	10.00	100	2010	2010	3	90	7,200	

BUILDING DIMENSIONS

BAS=[YR=2010] W13 FOP=[YR=2010] W22 S10 E19 U3 R3 N7 $ S7 D3 L3 W19 N10 W20 S34 FGR=[YR=2010] S22 E21 N12 FOP=[YR=2010] E7 U1 R1 U3 L3 N5 W5 S9 $ N10 W21 $ E21 S1 E5 S5 D3 R3 D1 L1 S12 E14 S1 E13 N57 $.

LAND DESCRIPTION

TOTAL OB/XF 37,323

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	000135	C	RES NATURAL	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 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