LOT 132
HAMPTON LAKES #1 PB 7/252

THRIFT WILLIAM KYLE
816 W WEST ST
TAMPA, FL 33602

2025

13-2N-27-0720-0132-0000

NASSAU COUNTY PROPERTY

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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

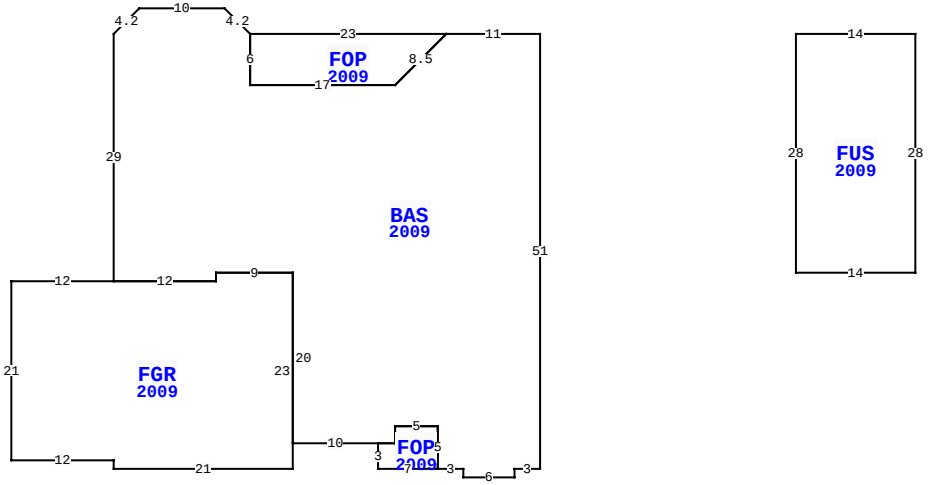
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,943	100	2009	1,943	266,931
FGR	723	55	2009	398	54,678
FOP	31	30	2009	9	1,237
FOP	120	30	2009	36	4,946
FUS	392	100	2009	392	53,854
TOTALS	3,209			2,778	381,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,778	112.5120	148.52	412,589	2009	2009	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2021 Heated Area: 2335 HX Base Yr 2021



85163 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		381,645
TOTAL MARKET OB/XF VALUE		4,272
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		460,917
SOH/AGL Deduction		204,208
ASSESSED VALUE		256,709
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		205,987
TOTAL JUST VALUE		460,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22640	CO ISSUED	0	11/01/2009
M14767	MECH OTHER	0	08/01/2009
E21973	ELEC OTHER	2,000	07/01/2009
P13855	OTHER	0	07/01/2009
B22640	NEW CONSTR	192,324	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2761/708	1/10/2025	WD	Q	I	01	501,900
GRANTOR: THORNTON ANTHONY WAYN						
GRANTEE: THRIFT WILLIAM KYLE						
2401/1351	10/19/2020	WD	Q	I	01	357,000
GRANTOR: LOTT CASEY D & ERIK L						
GRANTEE: THORNTON ANTHONY WA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W11 FOP=[YR=2009] W23 S6 E17 U6 R6 $ D6 L6 W17 N6 U3 L3 W10 D3 L3 S29 FGR=[YR=2009] W12 S21 E12 S1 E21 N23 W9 S1 W12 $ E12 N1 E9 S20 E10 FOP=[YR=2009] S3 E7 N5 W5 S2 W2 $ E2 N2 E5 S5 E3 S1 E6 N1 E3 N51 $ PTR= E30 FUS=[YR=2009] E14 S28 W14 N28 $ 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	0812	CONCRETE C	0	100	0	0	1,200.00	SF	4.00	4.00	100	2009	2009	3	89	4,272	

LAND DESCRIPTION

TOTAL OB/XF 4,272

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		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