LOT 133
IN OR 1670/4
HAMPTON LAKES #1 PB 7/252

LUNDY KEVIN F & WINDY L
85167 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0133-0000

BUILDING CHARACTERISTICS

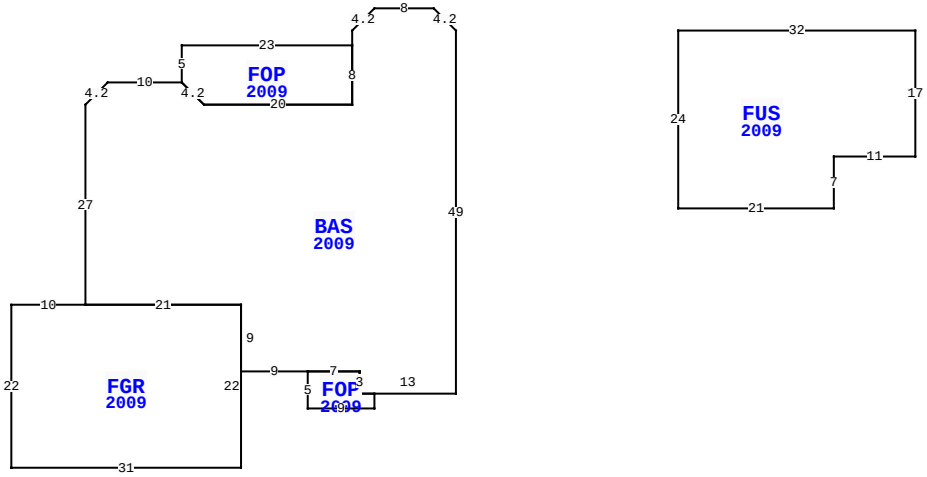
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	1,862	100	2009	1,862	253,237
FGR	682	55	2009	375	51,001
FOP	39	30	2009	12	1,632
FOP	180	30	2009	54	7,345
FUS	691	100	2009	691	93,978
TOTALS	3,454			2,994	407,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,994	111.3900	147.03	440,208	2009	2009	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2011 Heated Area: 2553 HX Base Yr 2011



85167 MAJESTIC WALK BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		407,192
TOTAL MARKET OB/XF VALUE		9,158
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		491,350
SOH/AGL Deduction		240,541
ASSESSED VALUE		250,809
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		200,087
TOTAL JUST VALUE		491,350
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		471,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22665	CO ISSUED	0	11/01/2009
M14749	MECH OTHER	0	08/01/2009
E21972	ELEC OTHER	2,000	07/01/2009
P13856	OTHER	0	07/01/2009
B22665	NEW CONSTR	227,106	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1670/0004	3/22/2010	WD	Q	I	01	260,000

GRANTOR: WOODSIDE AMELIA LAKES
GRANTEE: LUNDY KEVIN F & WIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] U3 L3 W8 D3 L3 S2 FOP=[YR=2009] W23 S5 D3 R3 E20 N8 $ S8 W20 U3 L3 W10 D3 L3 S27 FGR=[YR=2009] W10 S22 E31 N22 W21 $ E21 S9 E9 FOP=[YR=2009] S5 E9 N2 W2 N3 W7 $ E7 S3 E13 N49 $ PTR= E30 FUS=[YR=2009] E32 S17 W11 S7 W21 N24 $W30$.

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	0855	CONC PAVER	0	100	0	0	1,029.00	SF	10.00	10.00	100	2009	2009	3	89	9,158	

LAND DESCRIPTION

TOTAL OB/XF 9,158

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 05/14/2021 BY NWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS