LOT 135
IN OR 2184/683
HAMPTON LAKES #1 PB 7/252

BLOUIN MARK S & MARIA
85175 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0135-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

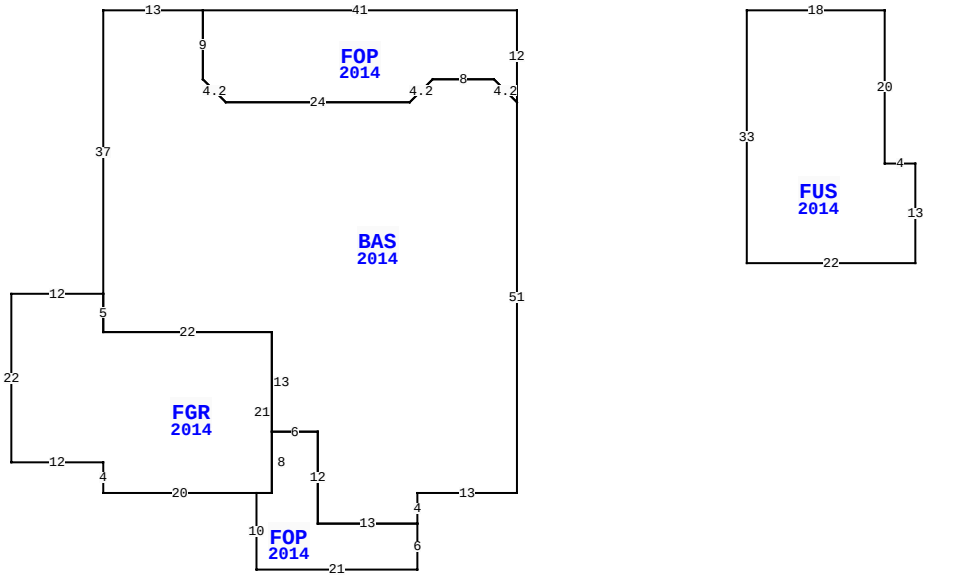
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,490	100	2014	2,490	324,570
FGR	726	55	2014	399	52,010
FOP	206	30	2014	62	8,082
FOP	455	30	2014	136	17,728
FUS	646	100	2014	646	84,206
TOTALS	4,523			3,733	486,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,733	103.9500	137.21	512,205	2014	2014	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2019 Heated Area: 3136 HX Base Yr 2019



85175 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		486,595
TOTAL MARKET OB/XF VALUE		56,694
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		618,289
SOH/AGL Deduction		201,905
ASSESSED VALUE		416,384
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		365,662
TOTAL JUST VALUE		618,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		597,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429321	SWIM POOL	42,353	09/01/2014
B1428734	CO ISSUED	0	08/13/2014
B1428734	NEW CONSTR	397,273	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2184/0683	3/16/2018	WD	Q	I	01	482,400
GRANTOR: KUDLATS JERRY & PAMEL						
GRANTEE: BLOUIN MARK S & MAR						
1932/0813	8/13/2014	SW	Q	I	02	389,600
GRANTOR: GP HOMES LLC						
GRANTEE: KUDLATS JERRY & PAM						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W41 BAS=[YR=2014] W13 S37 FGR=[YR=2014] W12 S22 E12 S4 E20 FOP=[YR=2014] S10 E21 N6 W13 N12 W6 S8 W2 $ E2 N21 W22 N5 $ S5 E22 S13 E6 S12 E13 N4 E13 N51 U3 L3 W8 D3 L3 W24 U3 L3 N9 $ S9 D3 R3 E24 U3 R3 E8 D3 R3 N12 $ PTR= E30 FUS=[YR=2014] E18 S20 E4 S13 W22 N33 $ 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	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2014	2014	3	60	3,000	
2	0812	CONCRETE C	0	100	0	0	1,914.00	SF	4.00	4.00	100	2014	2014	3	94	7,197	
3	0462	ST/AL FNC	0	100	0	0	240.00	SF	10.00	10.00	100	2014	2014	3	71	1,704	
4	0911	SCRN RM A	0	100	41	26	1,066.00	SF	17.50	17.50	100	2014	2014	3	60	11,193	
5	0861	POOL GUNIT	0	100	0	0	378.00	SF	85.00	85.00	100	2014	2014	3	71	22,812	
6	0857	SANDSTONE/	0	100	0	0	688.00	SF	16.00	16.00	100	2014	2014	3	98	10,788	

LAND DESCRIPTION

TOTAL OB/XF 56,694

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