

LOT 147
IN OR 1534/1223
HAMPTON LAKES #1 PB 7/252

ROBERTS ROSS R JR & ROBIN D
85219 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0147-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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
NEIGHBORHOOD/LOC	4077.00	04

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,421	100	2007	2,421	304,399
FGR	792	55	2007	436	54,820
FOP	100	30	2007	30	3,772
FOP	169	30	2007	51	6,413
FUS	646	100	2007	646	81,223
TOTALS	4,128			3,584	450,625

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,520.00	SF	4.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,584	103.5900	136.74	490,076	2007	2007	0	0
1 SNGL FAM - 100% - 2008									
Heated Area: 3067									
HX Base Yr 2008									

85219 MAJESTIC WALK BLVD, FERNANDINA BEACH	BLD DATE	10/12/2007	RK	LGL DATE	
	XF DATE	10/12/2007	RK	LAND DATE	06/13/2023
	INC DATE			AG DATE	MLU

TOTAL OB/XF									
8,440									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		450,625	
TOTAL MARKET OB/XF VALUE		8,440	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		534,065	
SOH/AGL Deduction		263,578	
ASSESSED VALUE		270,487	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		219,765	
TOTAL JUST VALUE		534,065	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		512,588	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19610	CO ISSUED	269,148	03/01/2007
E18969	ELEC OTHER	2,000	03/01/2007
M12808	MECH OTHER	0	03/01/2007
R10167	REPAIR/RRF	6,905	03/01/2007
B19610	NEW CONSTR	269,148	03/01/2007
B19490	FOUNDATION	13,100	02/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1534/1223	11/07/2007	WD	Q	I	
GRANTOR: WOODSIDE AMELIA LAKES					
GRANTEE: ROBERTS ROSS R JR &					

BUILDING NOTES					

BUILDING DIMENSIONS									
BAS=[YR=2007] U3 L3 W9 FOP=[YR=2007] W19 D4 R4 S9 E12									
N10 U3 R3 \$ D3 L3 S10 W12 N9 U4 L4 W8 N3 W20 S49									
FGR=[YR=2007] S33 E24 N33 W24 \$ E24 N4 E10 FOP=[YR=2007] S5									
E12 N5 W2 N5 W8 S5 W2 \$ E2 N5 E8 S5 E15 N39 \$ PTR= E30									
FUS=[YR=2007] E22 N3 E4 S8 E16 S12 W42 N17 \$ W30 \$.									