

**PORTER BRADLEY T & LAURA L/
85220 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034**

2026

13-2N-27-0720-0009-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT		CD	31		HARDIE BRD 100		0900		01	3,409		101.8210		141.53		482,476		2007		2007		0		0		8.50		91.50		VALUATION BY		STANDARD	
Exterior Wall		08	IRREGULAR 100		1		SNGL FAM		100%		- 2024		Heated Area: 2847		HX Base Yr 2024		Tax Group: 4		Tax Dist:										441,466				
Roof Structur		03	COMP SHNGL 100																										54,847				
Roof Cover		05	DRYWALL 100																										75,000				
Interior Wall		11	CLAY TILE 50																										571,313				
Interior Floo		13	CARPET 50																										784				
Air Condition		04	CENTRAL 100																										570,529				
Heating Type		04	AIR DUCTED 100																										51,411				
Bedrooms			4 100																										519,118				
Bathrooms			3 100																										571,313				
Frame		02	WOOD FRAME 100																										0				
Stories		1.	1. 100																										INCOME VALUE				
Units		00	NONE 100																										PREVIOUS YEAR MKT VALUE				
Occupancy																													560,451				