LOT 10
ESMT PT OR 1521/1562
HAMPTON LAKES #1 PB 7/252

ELLIS ANTHONY J REV TRUST/SPAULDING BARBARA REV TR
PO BOX 15943
FERNANDINA BEACH, FL 32035

2026

13-2N-27-0720-0010-0000

BUILDING CHARACTERISTICS

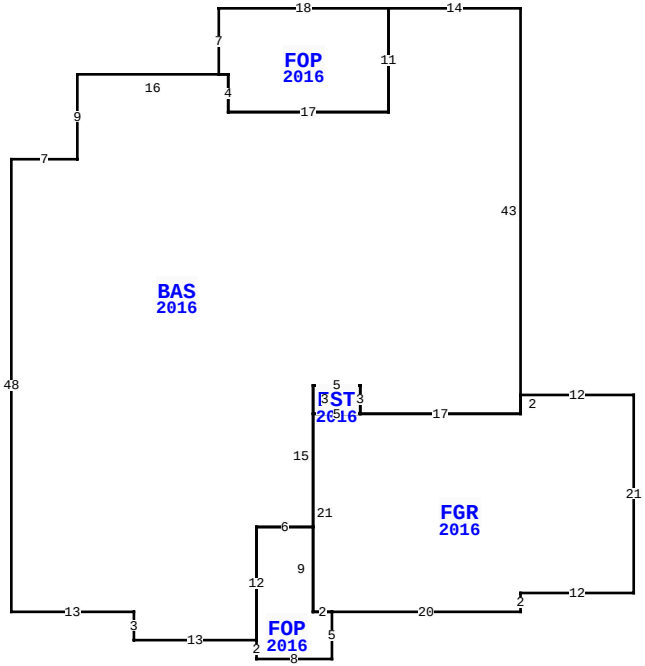
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,553	100	2016	2,553	351,893
FGR	714	55	2016	393	54,170
FOP	94	30	2016	28	3,859
FOP	194	30	2016	58	7,994
FST	15	55	2016	8	1,103
TOTALS	3,570			3,040	419,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,040	103.8312	144.33	438,763	2016	2016	0	0	0	4.50	95.50

1 SNGL FAM 100% - 2023 Heated Area: 2553 HX Base Yr 2023



BLD DATE	08/04/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

85216 MAJESTIC WALK BLVD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		419,019
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		494,019
SOH/AGL Deduction		21,712
ASSESSED VALUE		472,307
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		420,896
TOTAL JUST VALUE		494,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		517,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531026	CO ISSUED	0	03/29/2016
B1531026	NEW CONSTR	317,014	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2532/1665	1/25/2022	QC	U	I	11	100
GRANTOR: ELLIS ANTHONY & BARBA						
GRANTEE: ELLIS ANTHONY J & S						
2532/1658	1/25/2022	WD	Q	I	01	536,300
GRANTOR: GREEN CHRISTOPHER J &						
GRANTEE: ELLIS ANTHONY & BAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 FOP=[YR=2016] W18 S7 E1 S4 E17 N11$ S11 W17 N4 W16 S9 W7 S48 E13 S3 E13 FOP=[YR=2016] S2 E8 N5 FGR=[YR=2016] E20 N2 E12 N21 W12 S2 W17 FST=[YR=2016] N3 W5 S3 E5$ W5 S21 E2$ W2 N9 W6 S12 $ N12 E6 N15 E5 S3 E17 N43$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS