LOT 16
ESMT PT OR 1521/1562
HAMPTON LAKES #1 PB 7/252

JOHNSON HARRY & JULIA/
85196 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0016-0000

BUILDING CHARACTERISTICS

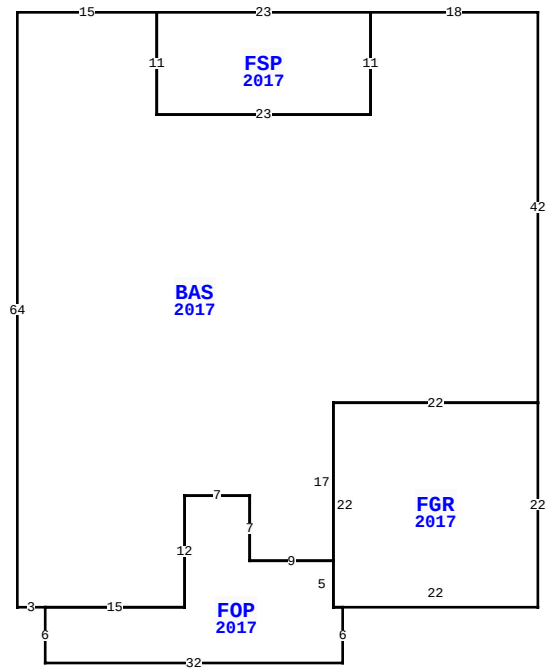
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	25	MOD METAL 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,718	100	2017	2,718	372,622
FGR	484	55	2017	266	36,467
FOP	321	30	2017	96	13,161
FSP	253	40	2017	101	13,846
TOTALS	3,776			3,181	436,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,181	102.2580	142.14	452,147	2017	2017	0	0	0	3.55	96.45

1 SNGL FAM 100% - 2019 Heated Area: 2718 HX Base Yr 2019



85196 MAJESTIC WALK BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		436,096
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		511,096
SOH/AGL Deduction		191,578
ASSESSED VALUE		319,518
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		268,107
TOTAL JUST VALUE		511,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		518,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010008	CO ISSUED	0	11/13/2017
17001662	NEW CONSTR	337,099	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	11/15/2017	CN	Q	I	01	337,500
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: JOHNSON HARRY & JUL						
1974/0280	4/13/2015	SW	U	V	37	3,829,500
GRANTOR: AW VENTURE I LLC						
GRANTEE: AVATAR PROPERTIES I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=-1,0] W18 S11 W23 N11 W15 S64 E3 E15 N12 E7 S7 E9 N17 E22 N42 $
FGR=[YR=2017;ORIG=-1,64] N22 W22 S22 E22 $
FOP=[YR=2017;ORIG=-54,64] S6 E32 N6 W1 N5 W9 N7 W7 S12 W15 $
FSP=[YR=2017;ORIG=-19,0] W23 S11 E23 N11 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 04/23/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS