

LOT 20
IN OR 1594/1757
ESMT PT OR 1521/1562

HARDING JASON & HELEN
85182 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0020-0000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

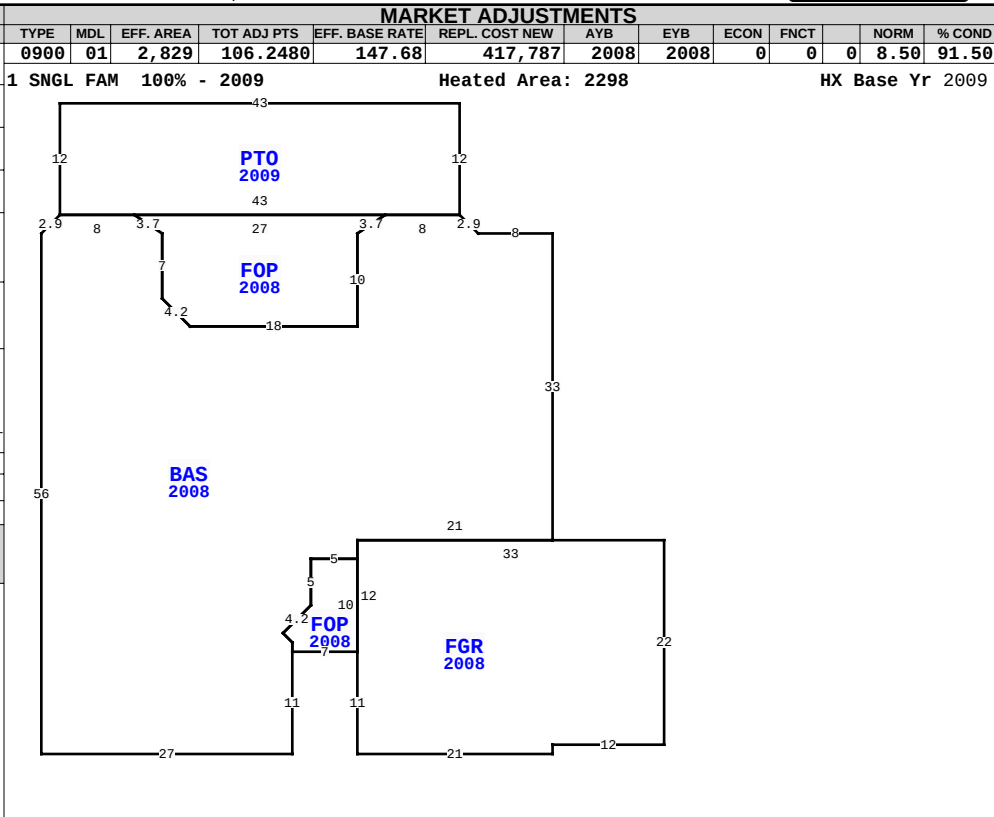
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,298	100	2008	2,298	310,523
FGR	747	55	2008	411	55,537
FOP	59	30	2008	18	2,432
FOP	254	30	2008	76	10,270
PTO	516	5	2009	26	3,514
TOTALS	3,874			2,829	382,275

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
4	0911	SCRN RM A	0 100	43 12	516.00	SF	18.00	18.00	100	2009	2009	3	31	2,879	

LAND DESCRIPTION			TOTAL OB/XF 2,879													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE 01/01/2023 BY CD



BLD DATE	04/13/2009	RKKB	LGL DATE	
XF DATE			LAND DATE	06/13/2023
INC DATE			AG DATE	MLU

85182 MAJESTIC WALK BLVD, FERNANDINA BEACH															
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				382,275	
TOTAL MARKET OB/XF VALUE				2,879	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				460,154	
SOH/AGL Deduction				202,304	
ASSESSED VALUE				257,850	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				206,439	
TOTAL JUST VALUE				460,154	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				480,640	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22602	XFOB	8,800	06/01/2009
C21648	CO ISSUED	223,014	11/17/2008
M14047	MECH OTHER	0	08/01/2008
B21648	NEW CONSTR	223,014	07/01/2008
E21058	ELEC OTHER	2,000	07/01/2008
R11396	REPAIR/RRF	5,750	07/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1594/1757	11/26/2008	WD	Q	I	
GRANTOR: WOODSIDE AMELIA LAKES					
GRANTEE: HARDING JASON & HEL					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2008] W8 U2 L2 PTO=[YR=2009] N12 W43 S12 E43\$ W8					
FOP=[YR=2008] W27 D2 R3 S7 R3 D3 E18 N10 U2 R3 \$ D2 L3					
S10 W18 U3 L3 N7 U2 L3 W8 D2 L2 S56E27 N11					
FOP=[YR=2008] E7 FGR=[YR=2008] S11 E21 N1 E12 N22 W33 S12\$					
N10 W5 S5 D3 L3 D1 R1 S1\$N1 L1 U1 R3 U3 N5 E5 N2					
E21N33\$.					

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