

LOT 27
ESMT PT OR 1521/1562
HAMPTON LAKES #1 PB 7/252

HENDERSON JAMES R
85156 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0027-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
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		4 100			
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	2,325	100	2010	2,325	310,283
FGR	734	55	2010	404	53,916
FOP	40	30	2010	12	1,601
FSP	140	40	2010	56	7,473
PTO	160	5	2020	8	1,068
PTO	280	5	2020	14	1,868
TOTALS	3,679			2,819	376,209

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,819	103.2384	143.50	404,526	2010	2010	0	0	7.00	93.00
1 SNGL FAM 100% - 2021 Heated Area: 2325 HX Base Yr 2021											
85156 MAJESTIC WALK BLVD, FERNANDINA BEACH											
BLD DATE: 06/13/2023 MLU											

EXTRA FEATURES															85156 MAJESTIC WALK BLVD, FERNANDINA BEACH										AG DATE	
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									
3	0911	SCRN RM A	0	100	20	14	280.00	SF	18.00	18.00	100	2020	2020	3	82	4,133										