LOT 34
ESMT PT OR 1521/1562
HAMPTON LAKES #1 PB 7/252

ADAMS MICHAEL & LESLIE/
85132 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0034-0000

BUILDING CHARACTERISTICS

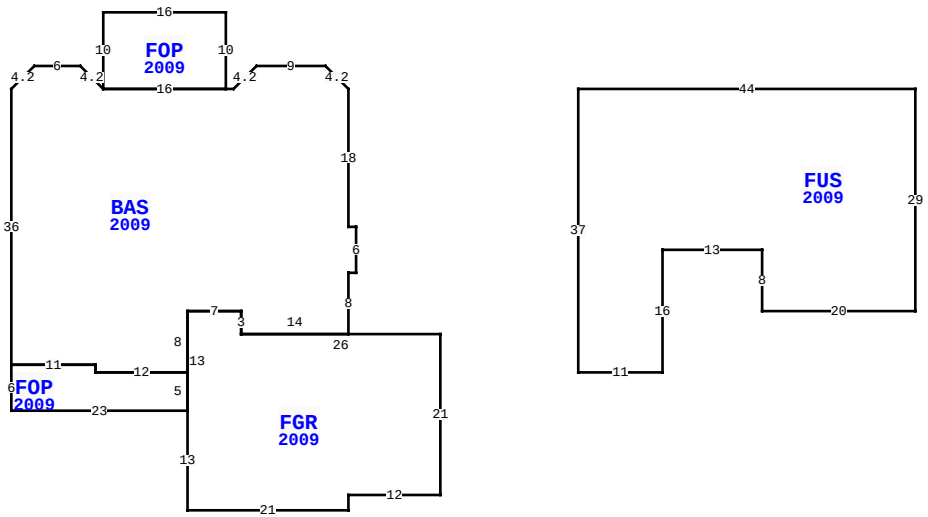
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,560	100	2009	1,560	200,339
FGR	756	55	2009	416	53,423
FOP	126	30	2009	38	4,880
FOP	160	30	2009	48	6,164
FUS	1,260	100	2009	1,260	161,812
TOTALS	3,862			3,322	426,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,322	100.4226	139.59	463,718	2009	2009	0	0	0	8.00	92.00

1 SNGL FAM 100% - 2024 Heated Area: 2820 HX Base Yr



85132 MAJESTIC WALK BLVD, FERNANDINA BEACH

BLD DATE	09/23/2009	RK	LGL DATE	
XF DATE	09/23/2009	RK	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		426,621
TOTAL MARKET OB/XF VALUE		3,185
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		504,806
SOH/AGL Deduction		0
ASSESSED VALUE		504,806
TOTAL EXEMPTION VALUE	13	504,806
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		504,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		511,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22263	CO ISSUED	0	06/08/2009
E21654	ELEC OTHER	2,000	03/01/2009
M14405	MECH OTHER	0	03/01/2009
P13669	OTHER	0	02/01/2009
R11745	REPAIR/RRF	6,580	02/01/2009
B22263	NEW CONSTR	255,354	02/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2623/0969	2/28/2023	WD	Q	I	01	510,000
GRANTOR: VANTASSEL GEORGE E JR						
GRANTEE: ADAMS MICHAEL & LES						
2121/1070	5/18/2017	WD	Q	I	01	350,000
GRANTOR: HIGHFILL ROY A III &						
GRANTEE: VANTASSEL GEORGE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] U3 L3 W9 D3 L3 W1 FOP=[YR=2009] N10 W16
S10 E16 $ W16 U3 L3 W6 D3 L3 S36 FOP=[YR=2009] S6 E23
FGR=[YR=2009] S13 E21 N2 E12 N21 W26 N3 W7 S13 $ N5 W12 N1
W11 $ E11 S1 E12 N8 E7 S3 E14 N8 E1 N6 W1 N18 $
PTR=E30FUS=[YR=2009] E44 S29 W20 N8 W13 S16 W11 N37 $ W30 $
.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	91	3,185	

LAND DESCRIPTION

TOTAL OB/XF 3,185

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 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