LOT 125
IN OR 1669/134
HAMPTON LAKES #1 PB 7/252

HARKINS ANNE MARIE
85137 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0125-0000

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 60
Interior Floo	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

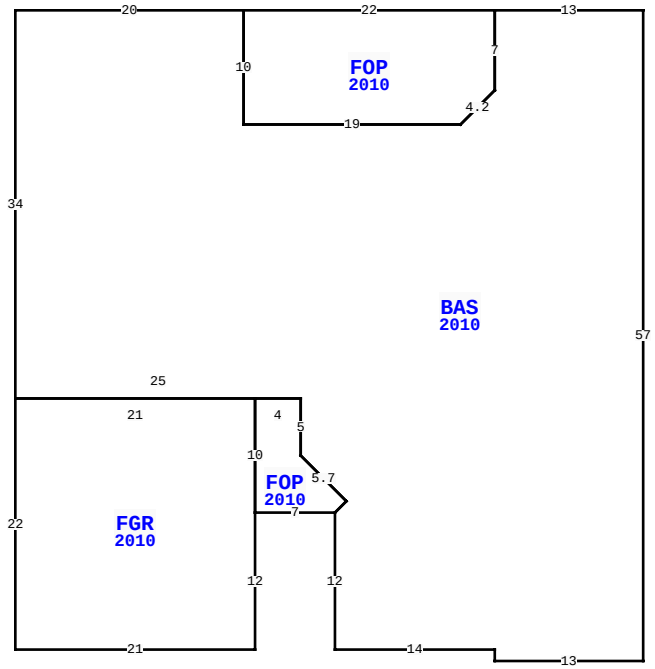
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2010	2,280	305,320
FGR	462	55	2010	254	34,014
FOP	52	30	2010	16	2,142
FOP	216	30	2010	65	8,704
TOTALS	3,010			2,615	350,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,615	104.1504	144.77	378,574	2010	2010	0	0	0	7.50	92.50

1 SNGL FAM 100% - 2016 Heated Area: 2280 HX Base Yr 2016



85137 MAJESTIC WALK BLVD, FERNANDINA BEACH

BLD DATE	07/21/2010 RK	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		350,181
TOTAL MARKET OB/XF VALUE		42,500
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		467,681
SOH/AGL Deduction		183,926
ASSESSED VALUE		283,755
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		227,344
TOTAL JUST VALUE		467,681
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,173

DRIVEWAY PAVERS (875) + POOL PAVERS (625)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23453	SWIM POOL	27,440	04/01/2010
C23024	CO ISSUED	0	03/02/2010
E22283	ELEC OTHER	0	12/01/2009
M14959	H/AC	0	12/01/2009
B23024	NEW CONSTR	298,532	11/01/2009
P14029	OTHER	0	11/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1669/0134	3/02/2010	WD	Q	I	01	229,100

GRANTOR: WOODSIDE AMELIA LAKES
GRANTEE: HARKINS KENNETH R &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W13 FOP=[YR=2010] W22 S10 E19 U3 R3 N7 $ S7 D3 L3 W19 N10 W20 S34 FGR=[YR=2010] S22 E21 N12 FOP=[YR=2010] E7 U1 R1 U4 L4 N5 W4 S10 $ N10 W21 $ E25 S5 D4 R4 D1 L1 S12 E14 S1 E13 N57 $.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2010	2010	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 42,500

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	000134	C	RES POND	100	0003	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