LOT 136
IN OR 2091/494
HAMPTON LAKES #1 PB 7/252

**WHITTIER SHANE & MARISSA**
85179 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

**2026**

**13-2N-27-0720-0136-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

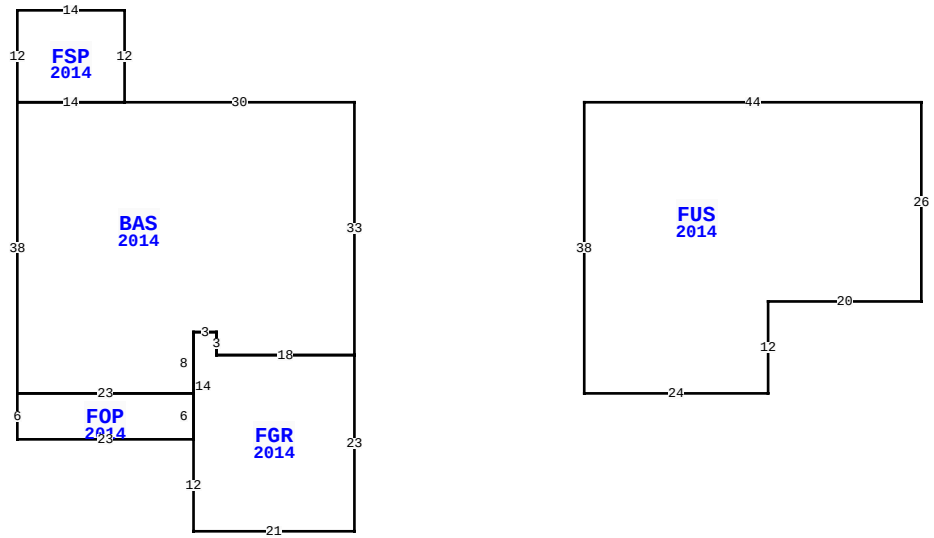
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 1,558 | 100 | 2014 | 1,558 | 208,946 |
| FGR | 492 | 55 | 2014 | 271 | 36,344 |
| FOP | 138 | 30 | 2014 | 41 | 5,499 |
| FSP | 168 | 40 | 2014 | 67 | 8,985 |
| FUS | 1,432 | 100 | 2014 | 1,432 | 192,047 |
| TOTALS | 3,788 | | | 3,369 | 451,822 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,369 | 101.5588 | 141.17 | 475,602 | 2014 | 2014 | 0 | 0 | 0 | 5.00 | 95.00 |

1 SNGL FAM 100% - 2018 Heated Area: 2990 HX Base Yr 2018




85179 MAJESTIC WALK BLVD, FERNANDINA BEACH

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 09/16/2020 | KKA | LGL DATE | | |
| XF DATE | 09/16/2020 | KKA | LAND DATE | 06/13/2023 | MLU |
| INC DATE | | | AG DATE | | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 451,822 |
| TOTAL MARKET OB/XF VALUE | | 2,750 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 529,572 |
| SOH/AGL Deduction | | 211,997 |
| ASSESSED VALUE | | 317,575 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 266,164 |
| TOTAL JUST VALUE | | 529,572 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 536,318 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1428596 | CO ISSUED | 0 | 08/18/2014 |
| B1428596 | NEW CONSTR | 359,711 | 04/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2091/0494 | 11/22/2016 | WD | Q | I | 01 | 370,000 |
| GRANTOR: MARSHBURN NICHOLAS & | | | | | | |
| GRANTEE: WHITTIER SHANE & MA | | | | | | |
| 1933/0316 | 8/18/2014 | SW | Q | I | 01 | 320,500 |
| GRANTOR: GP HOMES LLC | | | | | | |
| GRANTEE: MARSHBURN NICHOLAS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W30 FSP=[YR=2014] N12 W14 S12 E14 $ W14 S38 FOP=[YR=2014] S6 E23 FGR=[YR=2014] S12 E21 N23 W18 N3 W3 S14 $ N6 W23 $ E23 N8 E3 S3 E18 N33 $ PTR= E30 FUS=[YR=2014] E44 S26 W20 S12 W24 N38 $ 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0600 | SUMMER KIT | 0 | 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2014 | 2014 | 3 | 55 | 2,750 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,750

| 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 | | 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