LOT 140
HAMPTON LAKES #1 PB 7/252

BAKER JOHN THOMAS/
85191 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0140-0000

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 60
Interior Floo	14	CARPET 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

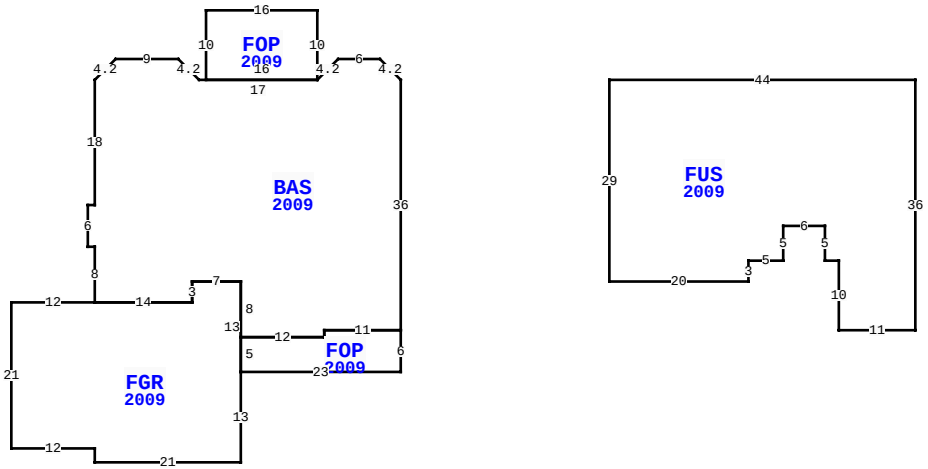
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2009	1,560	207,143
FGR	756	55	2009	416	55,238
FOP	126	30	2009	38	5,046
FOP	160	30	2009	48	6,374
FUS	1,284	100	2009	1,284	170,494
TOTALS	3,886			3,346	444,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,346	103.8312	144.33	482,928	2009	2009	0	0	0	8.00	92.00

1 SNGL FAM 100% - 2025 Heated Area: 2844 HX Base Yr



85191 MAJESTIC WALK BLVD, FERNANDINA BEACH

BLD DATE	09/29/2009	RK	LGL DATE		
XF DATE	09/29/2009	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		444,294
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		519,294
SOH/AGL Deduction		0
ASSESSED VALUE		519,294
TOTAL EXEMPTION VALUE	13	519,294
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		519,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		531,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22437	CO ISSUED	0	08/12/2009
M14555	MECH OTHER	0	05/01/2009
P13745	PLUMBING	0	04/01/2009
R11852	REPAIR/RRF	6,580	04/01/2009
B22437	NEW CONSTR	255,420	04/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	5/03/2010	CN	Q	I	02	284,900

GRANTOR: WOODSIDE AMELIA LAKES
GRANTEE: BAKER JOHN THOMAS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] U3 L3 W6 D3 L3 FOP=[YR=2009] N10 W16 S10 E16 $ W17 U3 L3 W9 D3 L3 S18 W1 S6 E1 S8 FGR=[YR=2009] W12 S21 E12 S2 E21 N13 FOP=[YR=2009] E23 N6 W11 S1 W12 S5 $ N13 W7 S3 W14 $ E14 N3 E7 S8 E12 N1 E11 N36 $ PTR= E30 FUS=[YR=2009] E44 S36 W11 N10 W2 N5 W6 S5 W5 S3 W20 N29 $ W30 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	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