LOT 144
HAMPTON LAKES #1 PB 7/252

SCHMIDT JOSHUA & ALLISON
85207 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0144-0000

NASSAU COUNTY PROPERTY

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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

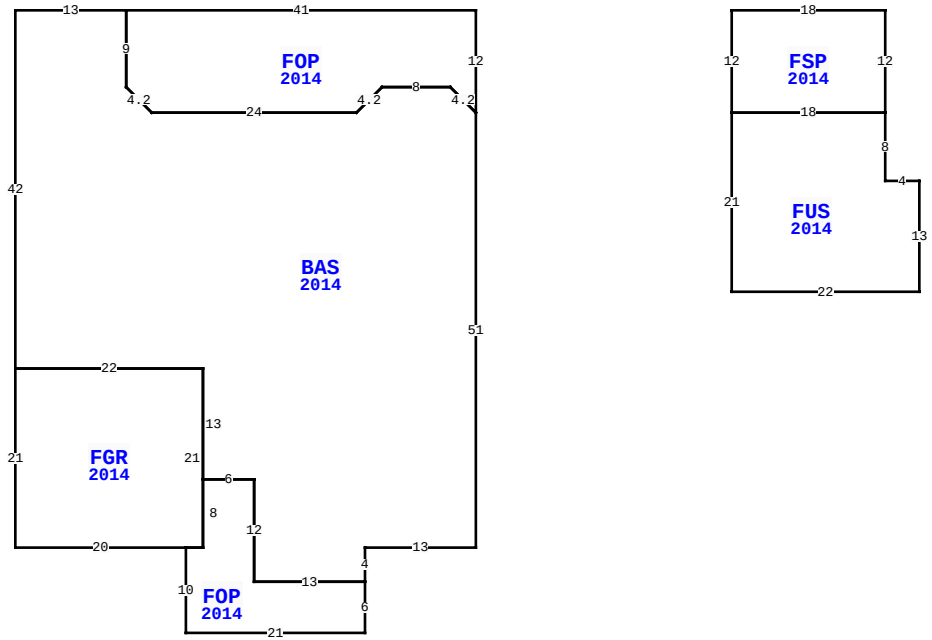
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,490	100	2014	2,490	324,462
FGR	462	55	2014	254	33,098
FOP	206	30	2014	62	8,079
FOP	455	30	2014	136	17,722
FSP	216	40	2014	86	11,207
FUS	430	100	2014	430	56,032
TOTALS	4,259			3,458	450,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,458	99.1990	137.89	476,824	2014	2014	0	0	0	5.50	94.50

1 SNGL FAM 0% - 2026 Heated Area: 2920 HX Base Yr



85207 MAJESTIC WALK BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	450,599
TOTAL MARKET OB/XF VALUE	2,750
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	528,349
SOH/AGL Deduction	0
ASSESSED VALUE	528,349
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	528,349
TOTAL JUST VALUE	528,349
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	543,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327562	CO ISSUED	0	01/30/2015
M1319075	H/AC	0	12/01/2013
P1316781	NEW CONSTR	0	08/01/2013
B1327562	NEW CONSTR	355,551	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2837/0433	12/19/2025	WD	Q	I	01	677,500
GRANTOR: VELEZ-HOY SONIA REVOC						
GRANTEE: SCHMIDT JOSHUA & AL						
2745/1949	10/22/2024	WD	U	I	11	100
GRANTOR: VELEZ-HOY SONIA						
GRANTEE: VELEZ-HOY SONIA REV						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W41 BAS=[YR=2014] W13 S42 FGR=[YR=2014] S21 E20 FOP=[YR=2014] S10 E21 N6 W13 N12 W6 S8 W2 $ E2 N21 W22 $ E22 S13 E6 S12 E13 N4 E13 N51 U3 L3 W8 D3 L3 W24 U3 L3 N9 $ S9 R3 D3 E24 U3 R3 E8 D3 R3 N12 $ PTR= E30 FSP=[YR=2014] E18 S12 FUS=[YR=2014] S8 E4 S13 W22 N21 E18 $ W18N12 $ 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	0600	SUMMER KIT	0	0	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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS