LOT 148
IN OR 2056/142
HAMPTON LAKES #1 PB 7/252

SMITH DONALD ALLEN
85223 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0148-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

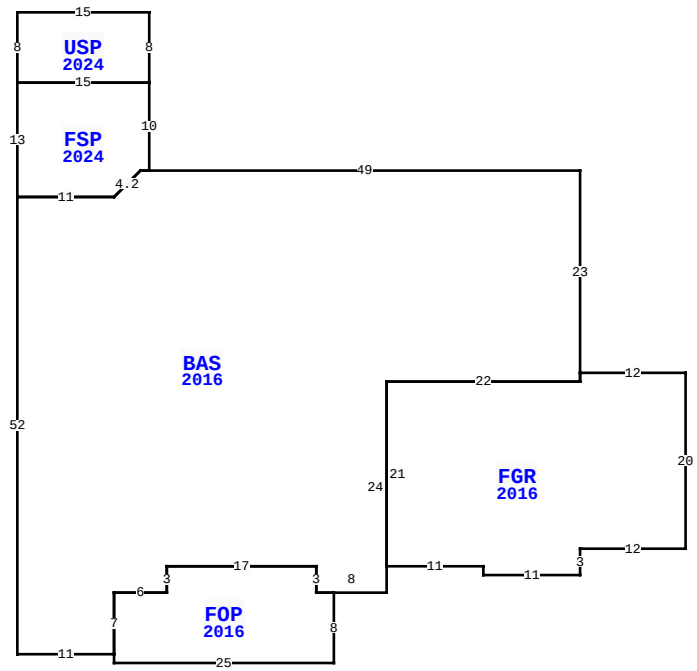
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,533	100	2016	2,533	347,057
FGR	713	55	2016	392	53,709
FOP	251	30	2016	75	10,276
FSP	188	40	2024	75	10,276
USP	120	30	2024	36	4,933
TOTALS	3,805			3,111	426,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,111	103.2194	143.47	446,335	2016	2016	0	0	0	4.50	95.50

1 SNGL FAM 100% - 2017 Heated Area: 2533 HX Base Yr 2017



85223 MAJESTIC WALK BLVD, FERNANDINA BEACH

BLD DATE	08/04/2016 KK	LGL DATE	
XF DATE		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		426,250
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		501,250
SOH/AGL Deduction		163,937
ASSESSED VALUE		337,313
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		285,902
TOTAL JUST VALUE		501,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		511,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012043	ADD UOP TO SCRN	4,044	09/20/2023
17003633	ADDITION	2,706	04/25/2017
B1531025	CO ISSUED	0	05/16/2016
B1531025	NEW CONSTR	310,609	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2056/0142	6/10/2016	SW	Q	I	02	332,000
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: SMITH DONALD ALLEN						
1974/0280	4/13/2015	SW	U	V	37	3,829,500
GRANTOR: AW VENTURE I LLC						
GRANTEE: AVATAR PROPERTIES I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=-12,0] N23 W49 W1 D3L3 W11 S52 E11 N7 E6 N3 E17 S3 E8 N24 E22 N1 $
FGR=[YR=2016;ORIG=0,0] W12 S1 W22 S21 E11 S1 E11 N3 E12 N20 $
FOP=[YR=2016;ORIG=-65,32] S1 E25 N8 W2 N3 W17 S3 W6 S7 $
FSP=[YR=2024;ORIG=-76,-20] E11 U3R3 E1 N10 W15 S13 $
USP=[YR=2024;ORIG=-76,-33] E15 N8 W15 S8 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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 12/12/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS