LOT 149
HAMPTON LAKES #1 PB 7/252

PHILLIPS DAVID & BEVERLY
85098 MAJESTIC WALK CIRCLE
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0149-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

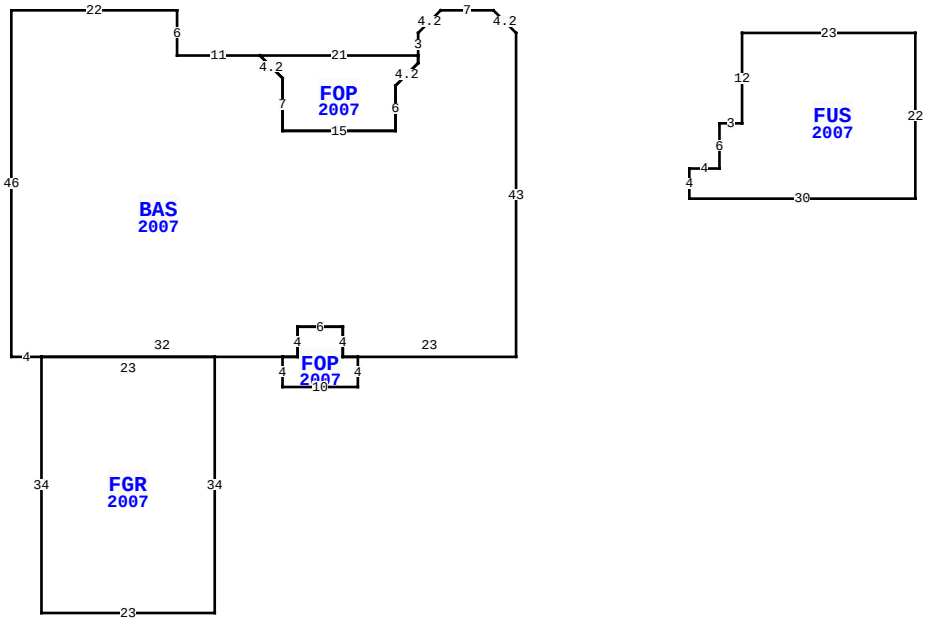
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,695	100	2007	2,695	344,342
FGR	782	55	2007	430	54,941
FOP	64	30	2007	19	2,427
FOP	162	30	2007	49	6,260
FUS	552	100	2007	552	70,529
TOTALS	4,255			3,745	478,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,745	100.4625	139.64	522,952	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM 100% - 2011 Heated Area: 3247 HX Base Yr 2011



85098 MAJESTIC WALK CIR, FERNANDINA BEACH

BLD DATE	01/09/2008	RK	LGL DATE		
XF DATE	01/09/2008	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		478,501
TOTAL MARKET OB/XF VALUE		59,076
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		612,577
SOH/AGL Deduction		290,017
ASSESSED VALUE		322,560
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		266,149
TOTAL JUST VALUE		612,577
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		598,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23485	SWIM POOL	48,460	04/01/2010
B0618725	NEW CONSTR	0	12/01/2006
C18725	CO ISSUED	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2874/230	6/05/2026	WD	Q	I	01	650,000
GRANTOR: GALLAGHER LIVING TRUS						
GRANTEE: PHILLIPS DAVID & BE						
1999/1919	8/24/2015	WD	U	I	11	100
GRANTOR: GALLAGHER JOHN S & TE						
GRANTEE: GALLAGHER LIVING TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] U3 L3 W7 D3 L3 S3 FOP=[YR=2007] W21 D3 R3 S7 E15 N6 U3 R3 N1 $ S1 L3 D3 S6 W15 N7 U3 L3 W11 N6 W22 S46 E4 FGR=[YR=2007] S34 E23 N34 W23 $ E32 FOP=[YR=2007] S4 E10 N4 W2 N4 W6 S4 W2 $ E2 N4 E6 S4 E23 N43 $ PTR= E30 FUS=[YR=2007] E23 S22 W30 N4 E4 N6 E3 N12 $ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2010	2010	05	85	51,000	
6	0910	SCRN RM L	0	100	0	0	945.00	SF	15.00	15.00	100	2010	2010	3	35	4,961	

LAND DESCRIPTION

TOTAL OB/XF 59,076

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	000100	C	RES	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