LOT 150
IN OR 1622/431
HAMPTON LAKES #1 PB 7/252

MOLYNEUX MIKE & SHIRLEY
85088 MAJESTIC WALK CIRCLE
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0150-0000

BUILDING CHARACTERISTICS

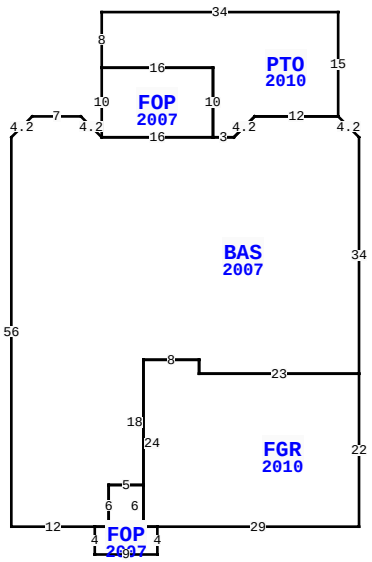
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	

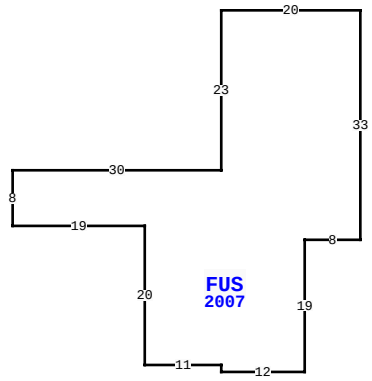
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,147	100	2007	2,147	271,986
FGR	698	55	2010	384	48,646
FOP	66	30	2007	20	2,534
FOP	160	30	2007	48	6,081
FUS	1,348	100	2007	1,348	170,767
PTO	412	5	2010	21	2,660
TOTALS	4,831			3,968	502,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,968	99.6075	138.45	549,370	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM 0% - 0 Heated Area: 3495 HX Base Yr





85088 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	502,674
TOTAL MARKET OB/XF VALUE	5,278
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	582,952
SOH/AGL Deduction	0
ASSESSED VALUE	582,952
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	582,952
TOTAL JUST VALUE	582,952
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	594,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23363	XFOB	6,559	03/01/2010
B0618694	NEW CONSTR	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1622/0431	5/28/2009	WD	Q	I	01	349,900

GRANTOR: WOODSIDE AMELIA LAKES

GRANTEE: MOLYNEUX MIKE & SHI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] U3 L3 PTO=[YR=2010] N15 W34 S8 E16 S10 E3 U3 R3 E12$ W12 D3 L3 W3 FOP=[YR=2007] N10 W16 S10 E16 $ W16 U3 L3 W7 D3 L3 S56 E12FOP=[YR=2007] S4 E9 N4 FGR=[YR=2010] E29N22 W23 N2 W8 S24 E2 $ W2 N6 W5 S6 W2 $ E2 N6 E5 N18 E8 S2 E23 N34 $ PTR= E30 FUS=[YR=2007] E30N23 E20 S33 W8 S19 W12 N1 W11 N20 W19 N8 $ 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	
5	0910	SCRN RM L	0	0	0	0	412.00	SF	15.00	15.00	100	2010	2010	3	35	2,163	

LAND DESCRIPTION

TOTAL OB/XF 5,278

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	000135	C	RES NATURAL	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS