

LOT 44
HAMPTON LAKES PHASE V-A
OR 2409/1745

WISEMAN ANNE MARIE
85313 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0724-0044-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD		PERMIT NUM		DESCRIPTION		AMT		ISSUED					
														Tax Group: 4		Tax Dist:		23001012		CO ISSUED		0		01/24/2023					
														BUILDING MARKET VALUE				22008012		NEW CONSTR		368,947		05/24/2022					
														TOTAL MARKET OB/XF VALUE															
														TOTAL LAND VALUE - MARKET										75,000					
														TOTAL MARKET VALUE										75,000					
														SOH/AGL Deduction										0					
														ASSESSED VALUE										75,000					
														TOTAL EXEMPTION VALUE										0					
														BASE TAXABLE VALUE										75,000					
														TOTAL JUST VALUE										75,000					
														NCON VALUE										0					
														INCOME VALUE										0					
														PREVIOUS YEAR MKT VALUE										65,000					
DOR CODE										0000 VACANT																			
MAP NUM																				04									
NEIGHBORHOOD/LOC										4077.00																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
EXTRA FEATURES										85313 STONEHURST PKWY, FERNANDINA BEACH																			
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000000	C	VAC RES	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										06/13/2023										BY MLU									
Total Acres:										0.00										Total Land Value: 75,000									
Market:										0										Agricultural: 0									
Common:										75,000										PRINTED 08/02/2023 BY SYS									

VALUATION SUMMARY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001012	CO ISSUED	0	01/24/2023
22008012	NEW CONSTR	368,947	05/24/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2615/1646	1/27/2023	SW	Q	I	01	426,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: WISEMAN ANNE MARIE						
2607/1241	12/07/2022	SW	U	V	37	615,900
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS