LOT 48
HAMPTON LAKES PHASE V-A
OR 2409/1745

GREEN ROBERT L III & CHRISTINE E
85304 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0724-0048-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

85304 STONEHURST PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	100,000
SOH/AGL Deduction	0
ASSESSED VALUE	100,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,000
TOTAL JUST VALUE	100,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001779	CO ISSUED	0	02/09/2023
22007159	NEW CONSTR	393,679	05/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2645/33	5/31/2023	WD	Q	I	01	650,000
GRANTOR: STANCIN SARA BETH & J						
GRANTEE: GREEN ROBERT L III						
2625/1412	3/15/2023	SW	Q	I	01	463,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: STANCIN SARA BETH &						

BUILDING NOTES

BUILDING DIMENSIONS

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	000116	C	SFR MARSH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/07/2021 BY HG Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS