

LOT 51  
HAMPTON LAKES PHASE V-A  
OR 2409/1745

BREWIS CRAIG WILLIAM  
85328 STONEHURST PARKWAY  
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0724-0051-0000



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																
										<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 100,000 <b>TOTAL MARKET VALUE</b> 100,000 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 100,000 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 100,000 <b>TOTAL JUST VALUE</b> 100,000 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 100,000																			
DOR CODE 0000 VACANT																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b> 23002148      CO ISSUED      0      02/17/2023 22008537      NEW CONSTR      365,200      06/02/2022									
MAP NUM      MKT AREA      04																													
NEIGHBORHOOD/LOC 4077.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
<b>EXTRA FEATURES</b>										85328 STONEHURST PKWY, FERNANDINA BEACH										<b>SALES DATA</b> OFF RECORD Number      DATE      TYPE INST      Q / V / I / RSN CD      SALE PRICE 2621/1246      2/24/2023      SW Q      I      01      455,000 GRANTOR: LENNAR HOMES LLC GRANTEE: BREWIS CRAIG WILLIA 2607/1241      12/07/2022      SW U      V      37      615,900 GRANTOR: AG ESSENTIAL HOUSING GRANTEE: LENNAR HOMES LLC									
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													
																	<b>BUILDING NOTES</b>  <b>BUILDING DIMENSIONS</b>												
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b> 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	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												
<b>REVIEW DATE</b> 01/07/2021 <b>BY</b> HG    Total Acres: 0.00    Total Land Value: 100,000    Market: 0    Agricultural: 0    Common: 100,000 <b>PRINTED 08/02/2023 BY SYS</b>																													