LOT 55
HAMPTON LAKES PHASE V-B
OR 2445/712

VOSS FREDERICK & CINDY L/E/
85360 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0724-0055-0000

BUILDING CHARACTERISTICS

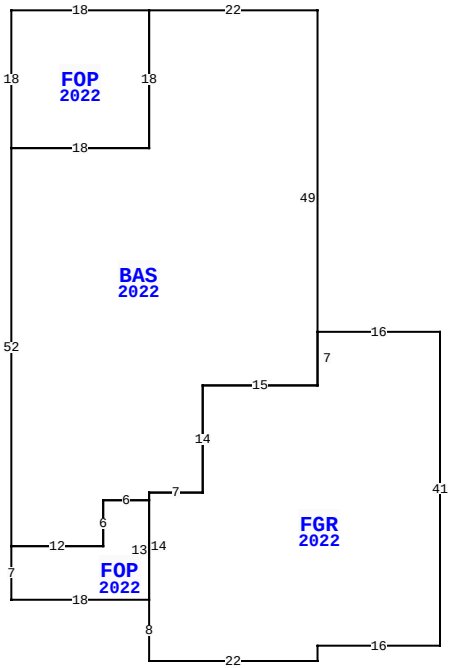
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,076	100	2,076	279,388
FGR	1,350	55	742	99,858
FOP	162	30	49	6,594
FOP	324	30	97	13,054
TOTALS	3,912		2,964	398,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,964	113.3264	134.58	398,895	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2076 HX Base Yr 2023



85360 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		398,895
TOTAL MARKET OB/XF VALUE		6,386
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		505,281
SOH/AGL Deduction		0
ASSESSED VALUE		505,281
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		455,281
TOTAL JUST VALUE		505,281
NCON VALUE		405,281
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018939	SWIM POOL	86,968	12/30/2022
22013398	CO ISSUED	0	08/31/2022
21008616	NEW CONSTR	351,563	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/0148	2/22/2023	WD	U	I	11	100
GRANTOR: VOSS FREDERICK & CIND						
GRANTEE: WHITE LINDSEY BROOK						
2589/1235	8/31/2022	WD	Q	I	01	611,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: VOSS FREDERICK & CI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W22 FOP=[YR=2022] W18 S18 E18 N18$ S18 W18 S52
FOP=[YR=2022] S7 E18 FGR=[YR=2022] S8 E22 N2 E16 N41 W16 S7
W15 S14 W7 S14$ N13 W6 S6 W12$ E12 N6 E6 N1 E7 N14 E15 N49$.

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	0811	CONCRETE B	0	100	0	0	1,228.00	SF	5.20	5.20	100	2022	2022	3	100	6,386	

TOTAL OB/XF 6,386

LAND DESCRIPTION

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 02/14/2023 BY NW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS