

LOT 62  
HAMPTON LAKES PHASE V-B  
OR 2445/712

PRUDHOMME PAUL J & CATHY VALDEZ  
85416 STONEHURST PARKWAY  
FERNANDINA BEACH, FL 32034

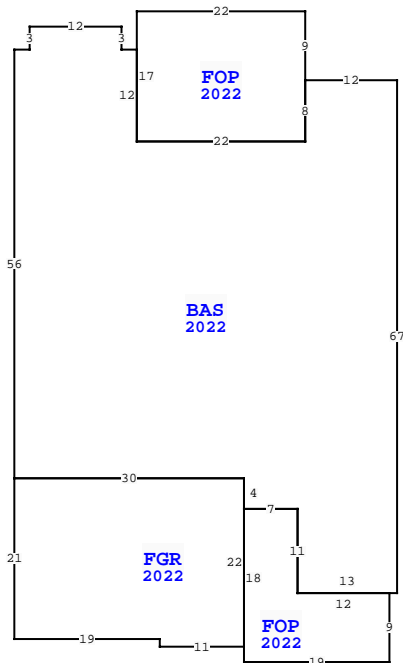
2023

13-2N-27-0724-0062-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	90
Interior Floo	14	CARPET	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	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
BAS	2,747	100	2,747
FGR	641	55	353
FOP	248	30	74
FOP	374	30	112
TOTALS	4,010		3,286
			441,507

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,286	113.1416	134.36	441,507	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023											
Heated Area: 2747					HX Base Yr 2023						



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			441,507
TOTAL MARKET OB/XF VALUE			10,440
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			551,947
SOH/AGL Deduction			107,389
ASSESSED VALUE			444,558
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			394,558
TOTAL JUST VALUE			551,947
NCON VALUE			451,947
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			100,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005984	CO ISSUED	0	03/29/2022
21005984	NEW CONSTR	402,237	07/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2556/1204	3/25/2022	WD Q	Q	I	02	672,100
GRANTOR: RIVERSIDE HOMES OF						
GRANTEE: PRUDHOMME PAUL JOSE						
2457/1754	4/30/2021	SW Q	Q	V	05	3,319,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: RIVERSIDE HOMES OF						

EXTRA FEATURES																
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
1	0855	CONC PAVER	0	100	0	1,044.00	SF	10.00	10.00	100	2022	2022	3	100	10,440	

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

85416 STONEHURST PKWY, FERNANDINA BEACH

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2022] W12 FOP=[YR=2022] N9 W22 S17 E22 N8\$ S8 W22 N12 W2 N3 W12 S3 W2 S56 FGR=[YR=2022] S21 E19 S1 E11 FOP=[YR=2022] S2 E19 N9 W12 N11 W7 S18\$ N22 W30\$ E30 S4 E7 S11 E13 N67\$.									

LAND DESCRIPTION										TOTAL OB/XF														
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							