

LOT 155
HAMPTON LAKES PHASE V-B
OR 2445/712

RISHELL WILLIAM A & CONSTANCE A
85421 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0724-0155-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																				
Exterior Wall	31	HARDIE BRD 100	0900	01	3,058	114.7608	136.28	416,744	2022	2022	0	0	0.00	100.00	VALUATION SUMMARY																				
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2023													Heated Area: 2594																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023																			
Interior Wall	05	DRYWALL 100														VALUATION BY										STANDARD									
Interior Floo	13	LVT/LAMMT 70														Tax Group: 4										Tax Dist:									
Interior Floo	14	CARPET 30														BUILDING MARKET VALUE										416,744									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										10,610									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										75,000									
Bedrooms		3 100														TOTAL MARKET VALUE										502,354									
Bathrooms		3.5 100														SOH/AGL Deduction										0									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										502,354									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Units	0	0 100														BASE TAXABLE VALUE										452,354									
Occupancy	00	NONE 100	TOTAL JUST VALUE										502,354																						
			NCON VALUE										427,354																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										65,000																						
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	2,594	100	2,594	353,510																															
FGR	699	55	384	52,332																															
FOP	28	30	8	1,090																															
FOP	240	30	72	9,812																															
TOTALS			3,561		3,058	416,744																													
EXTRA FEATURES			85421 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																			
1	0855	CONC PAVER	0 100	0	0	1,061.00	SF	10.00	10.00	100	2022	2022	3	100	10,610																				
LAND DESCRIPTION																																			
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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																		
REVIEW DATE 02/15/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																			