LOT 64
HAMPTON LAKES PHASE V-B
OR 2445/712

BLACKWELL CHAPMAN T IV &/DODSON SHARON
85432 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0064-0000

BUILDING CHARACTERISTICS

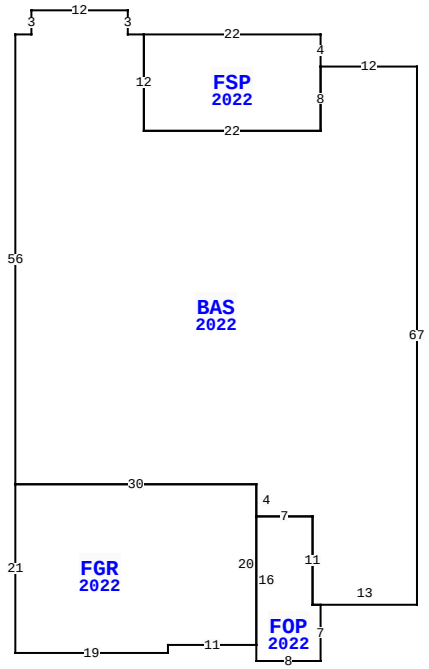
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	2,747	100	2,747	404,716
FGR	619	55	340	50,092
FOP	133	30	40	5,893
FSP	264	40	106	15,617
TOTALS	3,763		3,233	476,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,233	117.8612	147.33	476,318	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2747 HX Base Yr 2023



85432 STONEHURST PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/17/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		476,318
TOTAL MARKET OB/XF VALUE		6,325
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		682,643
SOH/AGL Deduction		127,342
ASSESSED VALUE		555,301
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		505,301
TOTAL JUST VALUE		682,643
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		539,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017625	CO ISSUED	0	11/30/2022
22000262	NEW CONSTR	454,752	01/05/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2610/1758	12/08/2022	WD	Q	I	01	696,400
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: DODSON SHARON & CHA						
2457/1754	4/30/2021	SW	Q	V	05	3,319,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 FSP=[YR=2022] N4 W22 S12 E22 N8$ S8 W22 N12 W2 N3 W12 S3 W2 S56 FGR=[YR=2022] S21 E19 N1 E11 FOP=[YR=2022] S2 E8 N7 W1 N11 W7 S16$ N20 W30$ E30 S4 E7 S11 E13 N67$.

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	0810	CONCRETE A	0	100	0	0	973.00	SF	6.50	6.50	100	2022	2022	3	100	6,325	

LAND DESCRIPTION

TOTAL OB/XF 6,325

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	200,000.00	200,000.00	200,000							

REVIEW DATE 02/14/2023 BY NW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS