LOT 65
HAMPTON LAKES PHASE V-B
OR 2445/712

EGGERS BRUCE RICHARD & GONNY
85440 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

**2024**

**13-2N-27-0724-0065-0000**

# NASSAU COUNTY PROPERTY



## 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 | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 1 100 |
| Quality | 06 | Quality Level 06 |

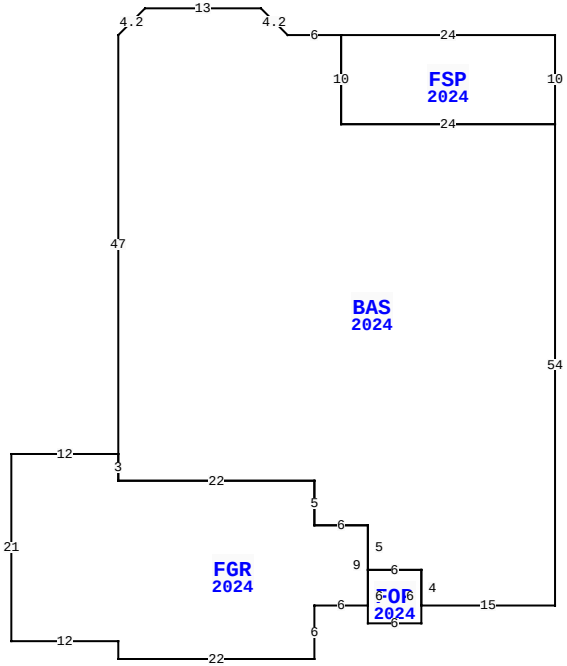
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,558 | 100 | 2,558 | 396,132 |
| FGR | 746 | 55 | 410 | 63,493 |
| FOP | 36 | 30 | 11 | 1,703 |
| FSP | 240 | 40 | 96 | 14,867 |
| TOTALS | 3,580 | | 3,075 | 476,194 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,075 | 123.8918 | 154.86 | 476,194 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 0% - 2024 Heated Area: 2558 HX Base Yr




85440 STONEHURST PKWY, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 476,194 |
| TOTAL MARKET OB/XF VALUE | 5,772 |
| TOTAL LAND VALUE - MARKET | 200,000 |
| TOTAL MARKET VALUE | 681,966 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 681,966 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 681,966 |
| TOTAL JUST VALUE | 681,966 |
| NCON VALUE | 481,966 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 100,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B240004464 | (12X24 ?) SCRN EN | 16,770 | 04/18/2024 |
| SP240004384 | ADD INGROUND FIBE | 58,543 | 04/17/2024 |
| 23001324 | CO ISSUED | 0 | 01/31/2023 |
| 22006494 | NEW CONSTR | 432,754 | 04/26/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2620/1932 | 1/31/2023 | WD | Q | I | 02 | 777,300 |
| GRANTOR: PLOERSIDE HOMES OF NO | | | | | | |
| GRANTEE: EGGERS BRUCE RICHAR | | | | | | |
| 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=2024;ORIG=13,10] E13 D3R3 E6 S10 E24 S54 W15 N4 W6 N5 W6 N5 W22 N3 N47 U3R3 $
FSP=[YR=2024;ORIG=35,13] E24 S10 W24 N10 $
FOP=[YR=2024;ORIG=44,73] W6 S6 E6 N6 $
FGR=[YR=2024;ORIG=32,63] W22 N3 W12 S21 E12 S2 E22 N6 E6 N9 W6 N5 $
.

## 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 | 0 | 0 | 0 | 1,110.00 | SF | 5.20 | 5.20 | 100 | 2024 | 2023 | | 100 | 5,772 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,772

| 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 | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 200,000.00 | 200,000.00 | 200,000 | | | | | | | |

REVIEW DATE 07/01/2024 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS