LOT 67
HAMPTON LAKES PHASE V-B
OR 2445/712

LOONEY BARBARA CRAIN & SCOTT LOUIS
85456 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

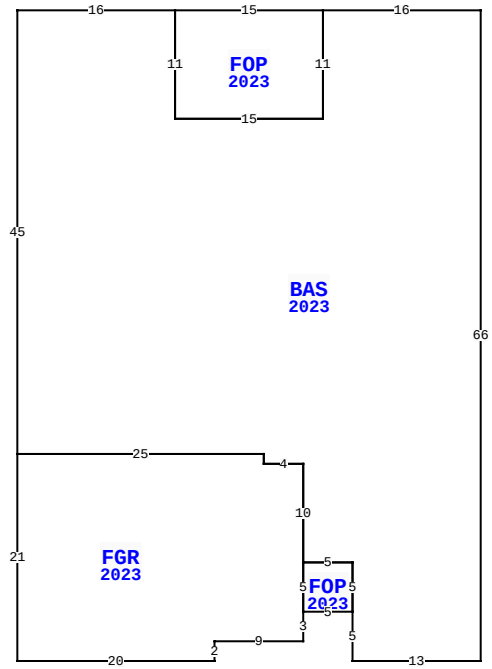
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	04	Quality Level 04
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	2,282	100	2,282	268,774
FGR	587	55	323	38,043
FOP	25	30	8	942
FOP	165	30	50	5,889
TOTALS	3,059		2,663	313,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,663	123.9840	117.78	313,648	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2282 HX Base Yr 2024



85456 STONEHURST PKWY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		313,648
TOTAL MARKET OB/XF VALUE		8,850
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		522,498
SOH/AGL Deduction		187,681
ASSESSED VALUE		334,817
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		284,817
TOTAL JUST VALUE		522,498
NCON VALUE		322,498
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004717	CO		04/12/2023
22011236	NEW CONSTR	365,200	07/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2637/57	5/05/2023	SW	Q	I	01	488,800
GRANTOR: LENNNAR HOMES LLC						
GRANTEE: LOONEY BARBARA CRAI						
2638/240	5/03/2023	SW	U	V	30	2,155,400
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,0] W16 S11 W15 N11 W16 S45 E25 S1 E4 S10 E5 S5 S5 E13 N66 $
FOP=[YR=2023;ORIG=49,0] E15 S11 W15 N11 $
FOP=[YR=2023;ORIG=62,56] E5 S5 W5 N5 $
FGR=[YR=2023;ORIG=33,45] E25 S1 E4 S10 S5 S3 W9 S2 W20 N21 $
.

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	0	885.00	SF	10.00	10.00	100	2023	2023		100	8,850	

LAND DESCRIPTION

TOTAL OB/XF 8,850

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 04/12/2021 BY HG Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS