

LOT 76
HAMPTON LAKES PHASE V-B
OR 2445/712

VINCENT JOSHUA HUNTER KEY & CHELSEY KATHERINE
85528 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0076-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
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	2,266	100	2,266	255,627
FGR	618	55	340	38,355
FOP	48	30	14	1,579
FSP	240	40	96	10,830
TOTALS	3,172		2,716	306,392

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,716	118.7424	112.81	306,392	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024 Heated Area: 2266 HX Base Yr											
85528 STONEHURST PKWY, FERNANDINA BEACH											
BLD DATE 06/13/2023 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	875.00	SF	10.00	10.00	100	2023

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2023		100	8,750	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		306,392	
TOTAL MARKET OB/XF VALUE		8,750	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		390,142	
SOH/AGL Deduction		67,581	
ASSESSED VALUE		322,561	
TOTAL EXEMPTION VALUE		13	322,561
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		390,142	
NCON VALUE		315,142	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003943	CO		03/24/2023
22011241	NEW CONSTR	368,947	07/22/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2643/1200	5/25/2023	SW	Q	I	01	437,500
GRANTOR: LENNNAR HOMES LLC						
GRANTEE: VINCENT JOSHUA HUNT						
2638/240	5/03/2023	SW	U	V	30	2,155,400
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNNAR HOMES LLC						

BUILDING NOTES											
BAS=[YR=2023;ORIG=80,-10] W13 S12 W20 N12 W16 S46 E29 S3 E6											
S8 S5 E2 S1 E10 N1 E2 N62 \$											
FSP=[YR=2023;ORIG=47,-10] E20 S12 W20 N12 \$											
FGR=[YR=2023;ORIG=31,36] E29 S3 S8 S11 W19 N2 W10 N20 \$											
FOP=[YR=2023;ORIG=60,39] E6 S8 W6 N8 \$											