

LOT 77
HAMPTON LAKES PHASE V-B
OR 2445/712

ELSENBROEK SCOTT EDWARD & SANDRALEE MARIE
85536 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0077-0000



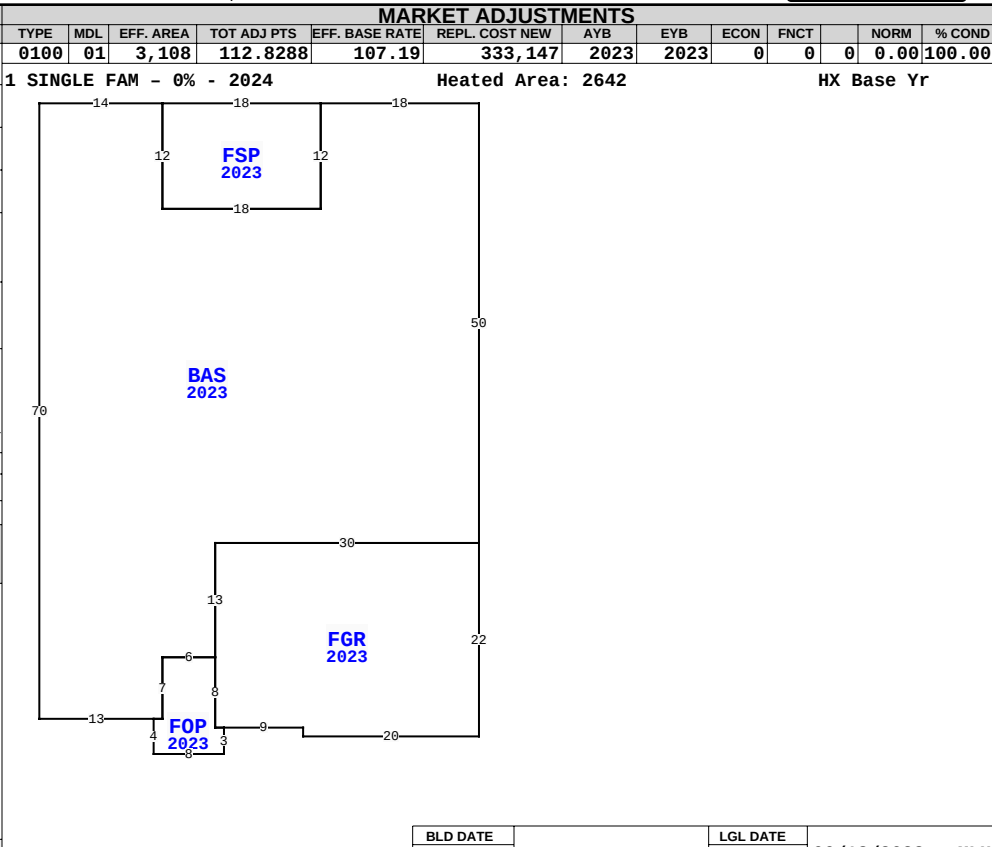
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,642	100	2,642	283,196
FGR	650	55	358	38,374
FOP	73	30	22	2,358
FSP	216	40	86	9,218
TOTALS	3,581		3,108	333,147

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	0	0	886.00	SF	10.00	10.00	100	2023	2023		100	8,860	

LAND DESCRIPTION			TOTAL OB/XF 8,860													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00



85536 STONEHURST PKWY, FERNANDINA BEACH	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		333,147	
TOTAL MARKET OB/XF VALUE		8,860	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		417,007	
SOH/AGL Deduction		0	
ASSESSED VALUE		417,007	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		417,007	
TOTAL JUST VALUE		417,007	
NCON VALUE		342,007	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003097	CO		03/08/2023
22011269	NEW CONSTR	427,454	07/22/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2638/240	5/03/2023	SW	U	V	30
GRANTOR: AG ESSENTIAL HOUSING					
GRANTEE: LENNNAR HOMES LLC					
2635/1258	4/27/2023	SW	Q	I	01
GRANTOR: LENNNAR HOMES LLC					
GRANTEE: ELSENBROEK SCOTT ED					

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS=[YR=2023;ORIG=86,0] W18 S12 W18 N12 W14 S70 E13 E1 N7 E6 N13 E30 N50 \$																
FSP=[YR=2023;ORIG=50,0] E18 S12 W18 N12 \$																
FGR=[YR=2023;ORIG=56,50] E30 S22 W20 N1 W9 W1 N8 N13 \$																
FOP=[YR=2023;ORIG=50,63] E6 S8 E1 S3 W8 N4 E1 N7 \$																