

LOT 88
HAMPTON LAKES PHASE V-B
OR 2445/712

SCHAEFER COLE BRISBIN/FENDIG SELEAH EMWYNN
85624 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0088-0000



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 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		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	2,660	100	2,660	288,291
FGR	620	55	341	36,958
FOP	60	30	18	1,951
FSP	198	40	79	8,562
TOTALS	3,538		3,098	335,761

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	% COND
1	0855	CONC PAVER	0 100	0	0	914.00	SF	10.00	10.00	100	2024	2023	100

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,098	114.0846	108.38	335,761	2023	2023	0	0	0	0.00	100.00	
1 SINGLE FAM - 100% - 2024 Heated Area: 2660 HX Base Yr 2024													
85624 STONEHURST PKWY, FERNANDINA BEACH													
BLD DATE: 06/13/2023 MLU: 06/13/2023													

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
PAGE 1 of 1													
STANDARD													
VALUATION BY													
Tax Group: 4 Tax Dist:													
BUILDING MARKET VALUE 335,761													
TOTAL MARKET OB/XF VALUE 9,140													
TOTAL LAND VALUE - MARKET 75,000													
TOTAL MARKET VALUE 419,901													
SOH/AGL Deduction 0													
ASSESSED VALUE 419,901													
TOTAL EXEMPTION VALUE HX HB 50,000													
BASE TAXABLE VALUE 369,901													
TOTAL JUST VALUE 419,901													
NCON VALUE 344,901													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 75,000													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008153			06/26/2023
23001423	NEW CONSTR	491,200	02/01/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2663/1363	8/24/2023	SW	Q	I	01	477,300	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: SCHAEFER COLE BRISB							
2647/788	6/07/2023	SW	Q	V	05	1,077,700	
GRANTOR: AG ESSENTIAL HOUSING							
GRANTEE: LENNAR HOMES LLC							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2023;ORIG=12,0] E18 S11 E18 N11 E14 S70 W12 W2 N7 W6 N13 W30 N50 \$													
FGR=[YR=2023;ORIG=42,50] W30 S21 E20 N1 E9 E1 N7 N13 \$													
FSP=[YR=2023;ORIG=48,0] W18 S11 E18 N11 \$													
FOP=[YR=2023;ORIG=48,63] W6 S7 W1 S2 E9 N2 W2 N7 \$													

TOTAL OB/XF													
9,140													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00