

LOT 90
HAMPTON LAKES PHASE V-B
OR 2445/712

HAWKINS WALTER BORDEN III & REBECCA BAIN
85640 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0090-0000



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		0 100

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	260,262
FGR	587	55	323	36,838
FOP	25	30	8	912
FSP	165	40	66	7,527
TOTALS	3,059		2,679	305,540

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	DPH 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	2,679	120.0528	114.05	305,540	2023	2023	0	0	0	0.00	100.00	
1 SINGLE FAM - 100% - 2024 Heated Area: 2282 HX Base Yr 2024													
85640 STONEHURST PKWY, FERNANDINA BEACH													
BLD DATE 06/13/2023 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		305,540	
TOTAL MARKET OB/XF VALUE		9,140	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		389,680	
SOH/AGL Deduction		73,604	
ASSESSED VALUE		316,076	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		266,076	
TOTAL JUST VALUE		389,680	
NCON VALUE		314,680	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008870	CO ISSUED		07/12/2023
23000991	NEW CONSTR	421,708	01/24/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2657/861	7/27/2023	SW	Q	I	01	420,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: HAWKINS WALTER BORD						
2647/788	6/07/2023	SW	Q	V	05	1,077,700
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES													
BAS=[YR=2024;ORIG=20,30] E16 S11 E15 N11 E16 S66 W13 N5 N5 W5 N10 W4 N1 W25 N45 \$													
FGR=[YR=2024;ORIG=20,75] E25 S1 E4 S10 S5 S3 W9 S2 W20 N21 \$													
FSP=[YR=2024;ORIG=36,30] E15 S11 W15 N11 \$													
FOP=[YR=2024;ORIG=49,86] E5 S5 W5 N5 \$													

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	DPH FACT	% COND
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00