

LOT 94
HAMPTON LAKES PHASE V-B
OR 2445/712

MILLS RICHARD ESTABROOK & DANEENE BETH
85672 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0094-0000



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

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	0.00	100.00

1 SINGLE FAM - 100% - 2024

Heated Area: 2282

HX Base Yr 2024

The site map shows a property layout with several labeled areas and dimensions. The areas are: FSP 2024 (top center), BAS 2024 (middle right), FGR 2024 (bottom left), and FOP 2024 (bottom right). Dimensions are provided for various sections of the property, including 16, 15, 11, 15, 45, 66, 25, 4, 10, 5, 5, 5, 3, 9, 2, 20, 13, and 21.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023
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					305,540			
TOTAL MARKET OB/XF VALUE					9,140			
TOTAL LAND VALUE - MARKET					75,000			
TOTAL MARKET VALUE					389,680			
SOH/AGL Deduction					0			
ASSESSED VALUE					389,680			
TOTAL EXEMPTION VALUE					HX HB		50,000	
BASE TAXABLE VALUE					339,680			
TOTAL JUST VALUE					389,680			
NCON VALUE					314,680			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					75,000			