

LOT 95
HAMPTON LAKES PHASE V-B
OR 2445/712

MOORE ROBERT WILLIAM/KAUSHAL ANUBHA
85680 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0095-0000



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 70
Interior Floor	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	2,424	100	2,424	274,130
FGR	468	55	257	29,064
FOP	85	30	26	2,940
FSP	165	40	66	7,464
FST	15	55	8	905
TOTALS	3,157		2,781	314,503

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	0	0	720.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,781	119.0448	113.09	314,503	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2024 Heated Area: 2424 HX Base Yr											
85680 STONEHURST PKWY, FERNANDINA BEACH											
BLD DATE: 06/13/2023 MLU											

TOTAL OB/XF 7,200											
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	0	0	720.00	SF	10.00	10.00	100	2024

TOTAL OB/XF 7,200											
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	0		PUD	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										314,503	
TOTAL MARKET OB/XF VALUE										7,200	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										396,703	
SOH/AGL Deduction										0	
ASSESSED VALUE										396,703	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										396,703	
TOTAL JUST VALUE										396,703	
NCON VALUE										321,703	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008505	CO ISSUED		07/03/2023
23001409	NEW CONSTR	439,841	02/01/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2661/1894	8/17/2023	SW	Q	I	01	467,000	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: MOORE ROBERT WILLIA							
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=10,12] E13 S11 E15 N11 E17 S73 W6 S1 W12 N1 N13 W6 N14 N3 W21 N43 \$											
FST=[YR=2024;ORIG=31,58] W5 N3 E5 S3 \$											
FGR=[YR=2024;ORIG=10,55] E16 S3 E5 S20 W21 N23 \$											
FOP=[YR=2024;ORIG=31,72] E6 S13 W7 N7 E1 N6 \$											
FSP=[YR=2024;ORIG=23,12] E15 S11 W15 N11 \$											