LOT 104
HAMPTON LAKES PHASE V-B
OR 2445/712

VALLEE DAVID ERNEST
85752 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0104-0000

NASSAU COUNTY PROPERTY

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 100
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

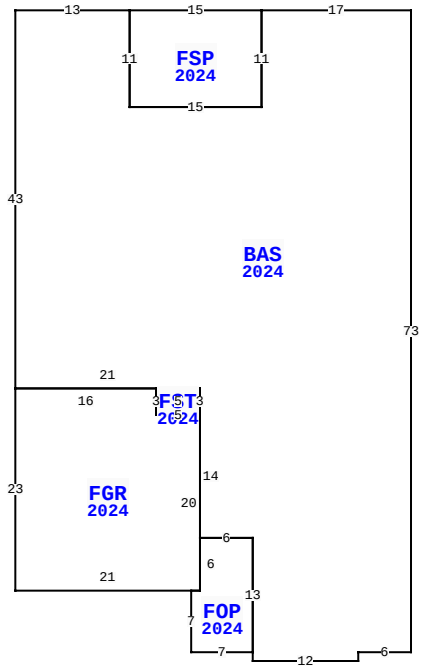
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,424	100	2,424	283,196
FGR	468	55	257	30,025
FOP	85	30	26	3,038
FSP	165	40	66	7,711
FST	15	55	8	935
TOTALS	3,157		2,781	324,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,781	122.9760	116.83	324,904	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2424 HX Base Yr 2024



85752 STONEHURST PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		324,904
TOTAL MARKET OB/XF VALUE		7,780
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		407,684
SOH/AGL Deduction		0
ASSESSED VALUE		407,684
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		357,684
TOTAL JUST VALUE		407,684
NCON VALUE		332,684
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011085	CO ISSUED		08/29/2023
23002654	NEW CONSTR	442,942	02/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2670/1506	9/27/2023	SW	U	I	36	457,100
GRANTOR: LENNAR HOMES LLC						
GRANTEE: VALLEE DAVID ERNEST						
2660/276	8/07/2023	SW	Q	V	05	1,539,600
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

EXTRA FEATURES

LN	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	100	0	0	778.00	SF	10.00	10.00	100	2024	2023		100	7,780	

BUILDING DIMENSIONS

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,780

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 08/14/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS