

THOMPSON HAL J & BEEBE STEVENS
85760 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

13-2N-27-0724-0105-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
Exterior Wall		31	HARDIE BRD 100		0100	01	2,712	120.9600		114.91	311,636	2023	2023		0	0	0.00	100.00	VALUATION BY					STANDARD					
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2024															Heated Area: 2266					HX Base Yr 2024				
Roof Cover		03	COMP SHNGL 100																	Tax Group: 4					Tax Dist:				
Interior Wall		05	DRYWALL 100																	BUILDING MARKET VALUE					311,636				
Interior Floo		11	CLAY TILE 100																	TOTAL MARKET OB/XF VALUE					15,470				
Air Condition		03	CENTRAL 100																	TOTAL LAND VALUE - MARKET					75,000				
Heating Type		04	AIR DUCTED 100																	TOTAL MARKET VALUE					402,106				
Bedrooms		4	100																	SOH/AGL Deduction					77,011				
Bathrooms		2	100																	ASSESSED VALUE					325,095				
Frame		02	WOOD FRAME 100																	TOTAL EXEMPTION VALUE					HX HB 50,000				
Stories		1.	1. 100																	BASE TAXABLE VALUE					275,095				
																				TOTAL JUST VALUE					402,106				
					NCON VALUE					327,106																			
					INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE					75,000																			
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	2,266	100	2,266	260,386																									
FGR	599	55	329	37,805																									
FOP	48	30	14	1,609																									
FSP	240	40	96	11,031																									
PTO	140	5	7	804																									
TOTALS		3,293	2,712	311,636																									
EXTRA FEATURES					85760 STONEHURST PKWY, FERNANDINA BEACH										BLD DATE				LGL DATE		06/13/2023		MLU						
															XF DATE				LAND DATE										
															INC DATE				AG DATE										
L N	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	929.00	SF	10.00	10.00	100	2024	2023		100	9,290														
2	0462	ST/AL FNC	0 100	0	0	528.00	SF	10.00	10.00	100	2024	2023		100	5,280														
3	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2024	2023		100	900														
LAND DESCRIPTION					TOTAL OB/XF															15,470									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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												