

LOT 111
HAMPTON LAKES PHASE V-B
OR 2445/712

MCKINNEY MICHELLE EVANS
85739 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0111-0000



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 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	2,660	100	2,660	297,814
FGR	620	55	341	38,178
FOP	60	30	18	2,015
FSP	198	40	79	8,845
TOTALS	3,538		3,098	346,852

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	Q	% COND
1	0855	CONC PAVER	0	0	0	851.00	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	TOT ADJ
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	3,098	117.8520	111.96	346,852	2023	2023	0	0
1 SINGLE FAM - 0% - 2024									
Heated Area: 2660									
HX Base Yr									
85739 STONEHURST PKWY, FERNANDINA BEACH									
BLD DATE: 06/13/2023 MLU									

TOTAL OB/XF														
8,510														

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
346,852									
TOTAL MARKET OB/XF VALUE									
8,510									
TOTAL LAND VALUE - MARKET									
75,000									
TOTAL MARKET VALUE									
430,362									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
430,362									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
430,362									
TOTAL JUST VALUE									
430,362									
NCON VALUE									
355,362									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
75,000									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007345			06/08/2023
23000728	NEW CONSTR	491,200	01/18/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2651/1729	7/03/2023	SW	Q	I	01	501,800	
GRANTOR: LENNNAR HOMES LLC							
GRANTEE: MCKINNEY MICHELLE E							
2638/240	5/03/2023	SW	U	V	30	2,155,400	
GRANTOR: AG ESSENTIAL HOUSING							
GRANTEE: LENNNAR HOMES LLC							

BUILDING NOTES														
BAS=[YR=2023;ORIG=12,0] E18 S11 E18 N11 E14 S70 W12 W2 N7 W6 N13 W30 N50 \$														
FGR=[YR=2023;ORIG=42,50] W30 S21 E20 N1 E9 E1 N7 N13 \$														
FSP=[YR=2023;ORIG=48,0] W18 S11 E18 N11 \$														
FOP=[YR=2023;ORIG=48,63] W6 S7 W1 S2 E9 N2 W2 N7 \$														