

LOT 115
HAMPTON LAKES PHASE V-B
OR 2445/712

WHITE ANNA-BRITTA & RYAN CHRISTOPHER
85691 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0115-0000



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	3,098	114.0846	108.38	335,761	2023	2023	0	0	0.00	100.00	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2024													Heated Area: 2660													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
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		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	288,291																									
FGR	620	55	341	36,958																									
FOP	60	30	18	1,951																									
FSP	198	40	79	8,562																									
TOTALS			3,538		3,098	335,761																							
EXTRA FEATURES			85691 STONEHURST PKWY, FERNANDINA BEACH																										
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	0	0	0		998.00	SF 10.00	100	2024	2023		100	9,980														
BLD DATE																													
XF DATE																													
INC DATE																													
LGL DATE																													
LAND DATE																													
AG DATE																													
06/13/2023 MLU																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
BAS=[YR=2023;ORIG=62,0] W18 S11 W18 N11 W14 S70 E12 E2 N7 E6																													
N13 E30 N50 \$																													
FGR=[YR=2023;ORIG=32,50] E30 S21 W20 N1 W9 W1 N7 N13 \$																													
FSP=[YR=2023;ORIG=26,0] E18 S11 W18 N11 \$																													
FOP=[YR=2023;ORIG=26,63] E6 S7 E1 S2 W9 N2 E2 N7 \$																													
.																													
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000												
REVIEW DATE 12/07/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																													