

LOT 119
HAMPTON LAKES PHASE V-B
OR 2445/712

DIAZ PAULA YOLANDA
85645 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0119-0000



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 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		0 100

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	2,282	100	2,282	260,262
FGR	587	55	323	36,838
FOP	25	30	8	912
FSP	165	40	66	7,527
TOTALS	3,059		2,679	305,540

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,679	120.0528	114.05	305,540	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024 Heated Area: 2282 HX Base Yr 2024											
85645 STONEHURST PKWY, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				305,540	
TOTAL MARKET OB/XF VALUE				9,820	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				390,360	
SOH/AGL Deduction				0	
ASSESSED VALUE				390,360	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				340,360	
TOTAL JUST VALUE				390,360	
NCON VALUE				315,360	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010271	CO ISSUED		08/10/2023
23002655	NEW CONSTR	424,632	02/27/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2677/640	10/30/2023	SW	Q	I	01	448,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: DIAZ PAULA YOLANDA						
2660/276	8/07/2023	SW	Q	V	05	1,539,600
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

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	0 100	0	0	982.00	SF	10.00	10.00	100	2024	2023		100

LAND DESCRIPTION					TOTAL OB/XF												9,820									
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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000									