LOT 120
HAMPTON LAKES PHASE V-B
OR 2445/712

WANG DONGFANG WENDY/KONG DEHONG
85629 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0120-0000

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 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

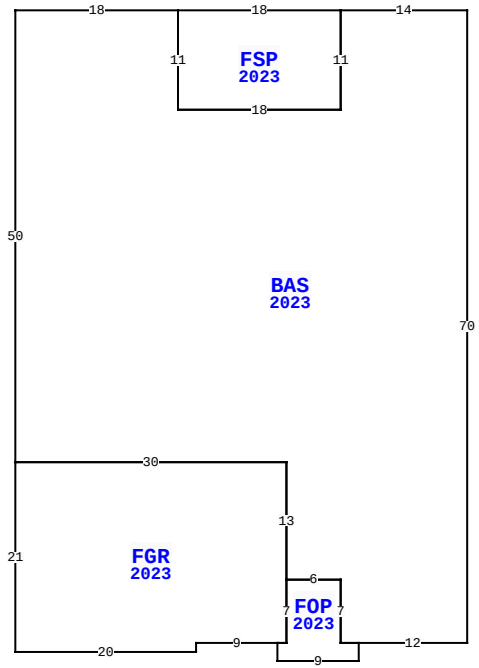
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,098	114.0846	108.38	335,761	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2660 HX Base Yr



85629 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	335,761
TOTAL MARKET OB/XF VALUE	9,870
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	420,631
SOH/AGL Deduction	0
ASSESSED VALUE	420,631
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	420,631
TOTAL JUST VALUE	420,631
NCON VALUE	345,631
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010006	CO ISSUED		08/03/2023
23001773	NEW CONSTR	491,200	02/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2664/932	8/30/2023	SW	Q	I	01	390,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: WANG DONGFANG WENDY						
2652/1812	7/05/2023	SW	Q	V	05	692,900
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	0	0	0	987.00	SF	10.00	10.00	100	2024	2023		100	9,870	

BUILDING DIMENSIONS

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,870

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	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 12/12/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS