LOT 124
HAMPTON LAKES PHASE V-B
OR 2445/712

BRANNEN JAMES ADAM & ANGELA KATHLEEN
85597 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0124-0000

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		0 100
Quality	04	Quality Level 04

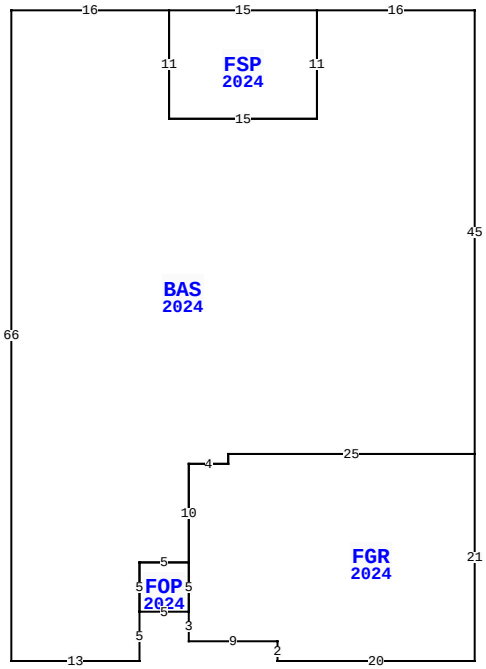
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

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	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2282 HX Base Yr 2024



85597 STONEHURST PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		305,540
TOTAL MARKET OB/XF VALUE		7,920
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		388,460
SOH/AGL Deduction		0
ASSESSED VALUE		388,460
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		338,460
TOTAL JUST VALUE		388,460
NCON VALUE		313,460
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006481			05/18/2023
22017848	NEW CONSTR	421,708	12/05/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/165	6/22/2023	SW	Q	V	05	923,800
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						
2648/312	6/15/2023	SW	Q	I	01	445,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BRANNEN JAMES ADAM						

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	100	0	0	792.00	SF	10.00	10.00	100	2024	2023		100	7,920	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=67,30] W16 S11 W15 N11 W16 S66 E13 N5 N5 E5 N10 E4 N1 E25 N45 $
FGR=[YR=2024;ORIG=67,75] W25 S1 W4 S10 S5 S3 E9 S2 E20 N21 $
FSP=[YR=2024;ORIG=51,30] W15 S11 E15 N11 $
FOP=[YR=2024;ORIG=38,86] W5 S5 E5 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,920

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	100		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