LOT 127
HAMPTON LAKES PHASE V-B
OR 2445/712

VALENT SUSAN & JOHN EDMUND
85573 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

**2024**

**13-2N-27-0724-0127-0000**

## 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 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 | | 0 100 |
| Quality | 04 | Quality Level 04 |

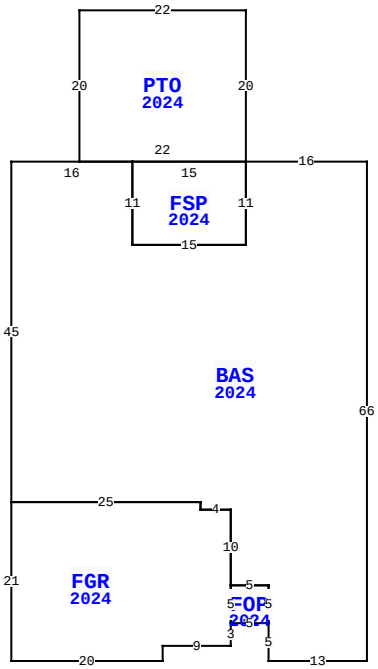
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,282 | 100 | 2,282 | 268,774 |
| FGR | 587 | 55 | 323 | 38,043 |
| FOP | 25 | 30 | 8 | 942 |
| FSP | 165 | 40 | 66 | 7,773 |
| PTO | 440 | 5 | 22 | 2,591 |
| TOTALS | 3,499 | | 2,701 | 318,124 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,701 | 123.9840 | 117.78 | 318,124 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 0% - 2024 Heated Area: 2282 HX Base Yr




85573 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 | 318,124 |
| TOTAL MARKET OB/XF VALUE | 9,430 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 402,554 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 402,554 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 402,554 |
| TOTAL JUST VALUE | 402,554 |
| NCON VALUE | 327,554 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 75,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230007244 | | | 06/06/2023 |
| 22018430 | NEW CONSTR | 421,708 | 12/15/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2649/1848 | 6/23/2023 | SW | Q | I | 01 | 463,000 |
| GRANTOR: LENNAR HOMES LLC | | | | | | |
| GRANTEE: VALENT SUSAN & JOHN | | | | | | |
| 2650/165 | 6/22/2023 | SW | Q | V | 05 | 923,800 |
| 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 | 943.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 9,430 | |

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,30] E16 S11 E15 N11 E16 S66 W13 N5 N5 W5 N10 W4 N1 W25 N45 $
FGR=[YR=2024;ORIG=20,75] E25 S1 E4 S10 S5 S3 W9 S2 W20 N21 $
FSP=[YR=2024;ORIG=36,30] E15 S11 W15 N11 $
FOP=[YR=2024;ORIG=49,86] E5 S5 W5 N5 $
PTO=[YR=2024;ORIG=51,30] W22 N20 E22 S20 $
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## LAND DESCRIPTION

TOTAL OB/XF 9,430

| 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