

LOT 148
HAMPTON LAKES PHASE V-B
OR 2445/712

PERRON LESLIE R REVOCABLE TRUST/PERRON LESLIE R TR
85493 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0148-0000



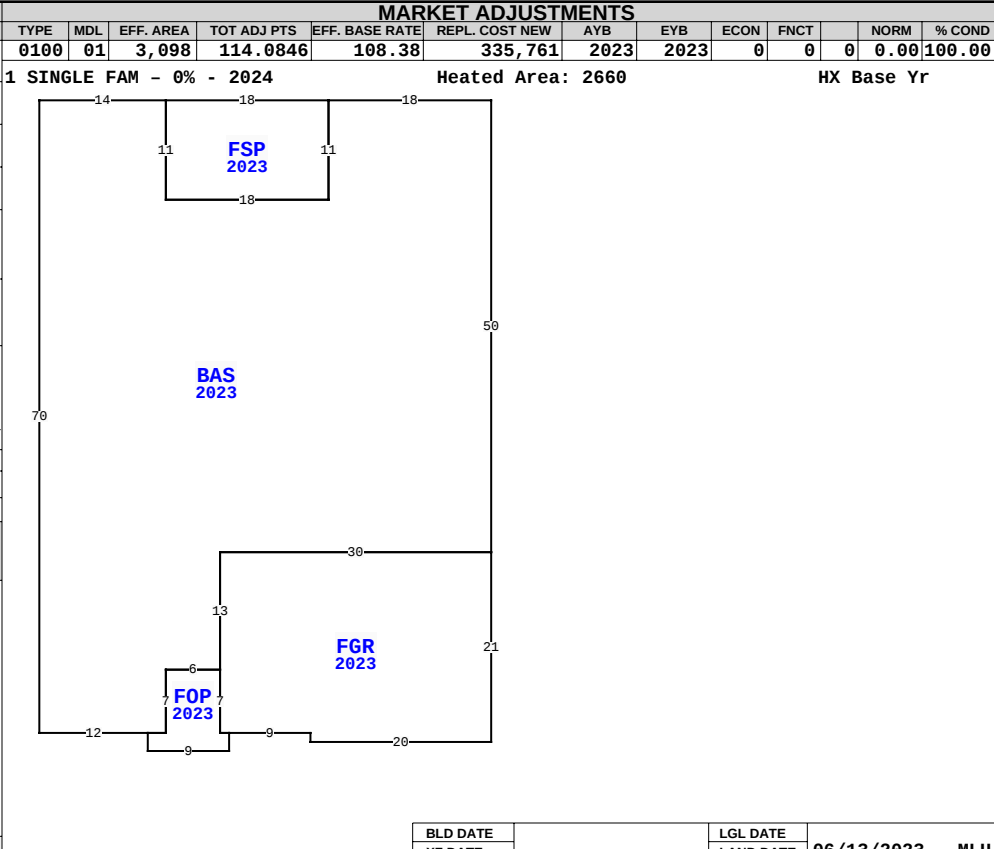
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND
1	0855	CONC PAVER	0	0	0	0	806.00	SF	10.00	10.00	100	2024	2023	100

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
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00



85493 STONEHURST PKWY, FERNANDINA BEACH	BLD DATE		LGL DATE	06/13/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 4								Tax Dist:	
BUILDING MARKET VALUE								335,761	
TOTAL MARKET OB/XF VALUE								8,060	
TOTAL LAND VALUE - MARKET								75,000	
TOTAL MARKET VALUE								418,821	
SOH/AGL Deduction								0	
ASSESSED VALUE								418,821	
TOTAL EXEMPTION VALUE								0	
BASE TAXABLE VALUE								418,821	
TOTAL JUST VALUE								418,821	
NCON VALUE								343,821	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007199			06/02/2023
22012929	NEW CONSTR	427,484	08/23/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2660/1716	8/14/2023	SW	Q	I	01	475,000	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: PERRON LESLIE R REV							
2650/165	6/22/2023	SW	Q	V	05	923,800	
GRANTOR: AG ESSENTIAL HOUSING							
GRANTEE: LENNAR HOMES LLC							

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 \$														