LOT 153
HAMPTON LAKES PHASE V-B
OR 2445/712

MAYBERRY PHILIP A & DEBORAH
85443 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0153-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

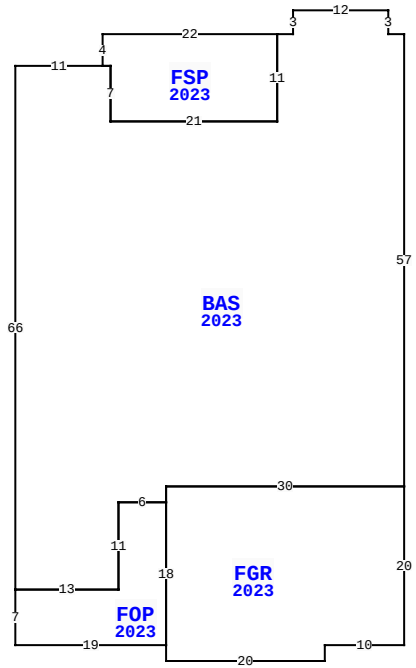
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	06	Quality Level 06
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	2,731	100	2,731	397,306
FGR	640	55	352	51,209
FOP	199	30	60	8,729
FSP	235	40	94	13,675
TOTALS	3,805		3,237	470,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,237	116.3800	145.48	470,919	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2731 HX Base Yr 2024



85443 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		470,919
TOTAL MARKET OB/XF VALUE		6,930
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		552,849
SOH/AGL Deduction		291,020
ASSESSED VALUE		261,829
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		211,829
TOTAL JUST VALUE		552,849
NCON VALUE		477,849
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013704	SCRN ENCL _ 36X11	12,294	10/25/2023
230005264	CO		04/24/2023
22011130	NEW CONSTR	446,263	07/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2637/472	4/28/2023	WD	Q	I	01	725,400
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: MAYBERRY PHILIP A &						
2457/1754	4/30/2021	SW	Q	V	05	3,319,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,10] W2 N3 W12 S3 W2 S11 W21 N7 W1 W11 S66 E13 N11 E6 N2 E30 N57 $
FGR=[YR=2023;ORIG=80,67] W30 S2 S18 S2 E20 N2 E10 N20 $
FSP=[YR=2023;ORIG=64,10] S11 W21 N7 W1 N4 E22 $
FOP=[YR=2023;ORIG=31,80] E13 N11 E6 S18 W19 N7 $
.

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	693.00	SF	10.00	10.00	100	2023	2023		100	6,930	

LAND DESCRIPTION

TOTAL OB/XF 6,930

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 02/20/2024 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS