

LOT 158
HAMPTON LAKES PHASE V-B
OR 2445/712

PIERCE SCOTT & GABRIELE
85387 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0158-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	31	HARDIE BRD 100	0900	01	3,171	122.8338	153.54	486,875	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2023												Heated Area: 2650														
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2023														
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		3 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
Occupancy	00	NONE 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	2,650	100	2,650	406,881																									
FGR	797	55	438	67,251																									
FOP	36	30	11	1,689																									
FOP	240	30	72	11,055																									
TOTALS			3,723	3,171	486,875																								
EXTRA FEATURES										85387 STONEHURST PKWY, FERNANDINA BEACH																			
L N	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	1,055.00	SF	10.00	10.00	100	2022	2022	3	100	10,550														
2	0462	ST/AL FNC	0 100	0	0	1,104.00	SF	10.00	10.00	100	2022	2022	3	98	10,819														
3	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2022	2022	3	99	891														
4	0861	POOL GUNIT	0 100	30	15	450.00	SF	85.00	85.00	100	2024	2023		100	38,250														
5	0855	CONC PAVER	0 100	0	0	894.00	SF	10.00	10.00	100	2024	2023		100	8,940														
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	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 12/19/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																													