LOT 159
HAMPTON LAKES PHASE V-B
OR 2445/712

MORRIS RICHARD F JR/LAFORGIA-MORRIS LAURA G
85379 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0159-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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		1 100
Quality	06	Quality Level 06

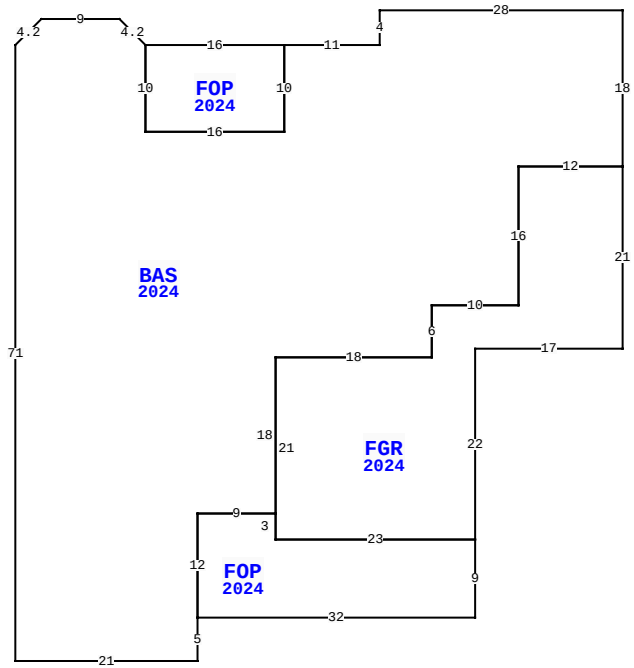
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,081	100	3,081	486,305
FGR	790	55	434	68,503
FOP	160	30	48	7,576
FOP	315	30	94	14,837
TOTALS	4,346		3,657	577,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,657	126.2700	157.84	577,221	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 3081 HX Base Yr 2024



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

85379 STONEHURST PKWY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		577,221
TOTAL MARKET OB/XF VALUE		75,608
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		727,829
SOH/AGL Deduction		0
ASSESSED VALUE		727,829
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		677,829
TOTAL JUST VALUE		727,829
NCON VALUE		652,829
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009698	CO ISSUED		07/28/2023
230006830	PPOL ENCL	13,500	05/24/2023
23002647	SWIM POOL	100,000	02/27/2023
22014676	NEW CONSTR	498,623	09/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2663/1843	8/02/2023	WD	Q	I	02	963,300
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: MORRIS RICHARD F JR						
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

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	0	1,275.00	SF	10.00	10.00	100	2024	2023		100	12,750	
2	0911	SCRN RM A	0	100	0	0	891.00	SF	17.50	17.50	100	2024	2023		100	15,593	
3	0861	POOL GUNIT	0	100	0	0	433.00	SF	85.00	85.00	100	2024	2023		100	36,805	
4	0855	CONC PAVER	0	100	0	0	458.00	SF	10.00	10.00	100	2024	2023		100	4,580	
5	0462	ST/AL FNC	0	100	0	0	528.00	SF	10.00	10.00	100	2024	2023		100	5,280	
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		100	600	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=0,30] U3R3 E9 D3R3 S10 E16 N10 E11 N4 E28 S18 W12 S16 W10 S6 W18 S18 W9 S12 S5 W21 N71 $
FOP=[YR=2024;ORIG=15,30] E16 S10 W16 N10 $
FOP=[YR=2024;ORIG=21,84] E9 S3 E23 S9 W32 N12 $
FGR=[YR=2024;ORIG=30,66] E18 N6 E10 N16 E12 S21 W17 S22 W23 N21 $
.

LAND DESCRIPTION

TOTAL OB/XF 75,608

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	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 08/02/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS