LOT 166
HAMPTON LAKES PHASE V-B
OR 2445/712

BROWN STEPHEN & MISTY LIVING TRUST/BROWN STEPHEN M
95145 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0166-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	06	Quality Level 06

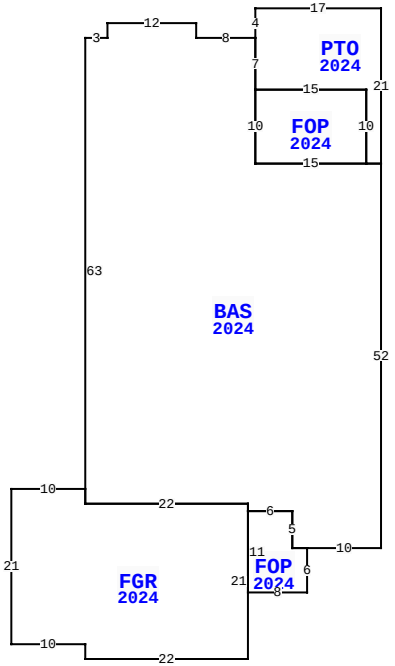
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,333	100	2,333	389,564
FGR	672	55	370	61,783
FOP	78	30	23	3,841
FOP	150	30	45	7,514
PTO	207	5	10	1,670
TOTALS	3,440		2,781	464,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,781	133.5840	166.98	464,371	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 2333 HX Base Yr



85351 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	464,371
TOTAL MARKET OB/XF VALUE	5,366
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	544,737
SOH/AGL Deduction	0
ASSESSED VALUE	544,737
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	544,737
TOTAL JUST VALUE	544,737
NCON VALUE	469,737
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240000378	SCREEN ENCLOSURE	5,400	01/11/2024
230008450			06/30/2023
22015188	NEW CONSTR	376,159	10/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2717/252	5/20/2024	WD	U	I	11	100
GRANTOR: BROWN STEPHEN MICHAEL						
GRANTEE: BROWN STEPHEN & MIS						
2657/1345	7/18/2023	WD	Q	I	01	645,700
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: BROWN STEPHEN MICHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E3 N2 E12 S2 E8 S7 S10 E15 E2 S52 W10 W2 N5 W6 N1 W22 N63 $
FGR=[YR=2024;ORIG=32,73] W22 N2 W10 S21 E10 S2 E22 N21 $
PTO=[YR=2024;ORIG=33,6] E17 S21 W2 N10 W15 N7 N4 $
FOP=[YR=2024;ORIG=48,27] W15 N10 E15 S10 $
FOP=[YR=2024;ORIG=32,74] E6 S5 E2 S6 W8 N11 $
.

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	0811	CONCRETE B	0	0	0	0	1,032.00	SF	5.20	5.20	100	2024	2023		100	5,366	

LAND DESCRIPTION

TOTAL OB/XF 5,366

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	000100	C	SFR	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 07/01/2024 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS