

LOT 45  
HAMPTON LAKES PHASE V-A  
OR 2409/1745

BOONE GREGORY & ANGELA M L/E/  
85301 STONEHURST PARKWAY  
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0045-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	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
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	YEAR
BAS	2,660	100	2023
FGR	620	55	2023
FOP	60	30	2023
FSP	198	40	2023
TOTALS	3,538		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1		3,098	108.5784	108.58	336,381		2023	2023	0	0	100.00

1 SINGLE FAM - 100% - 2024 Heated Area: 2660 HX Base Yr 2024

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			336,381
TOTAL MARKET OB/XF VALUE			12,240
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			423,621
SOH/AGL Deduction			5,025
ASSESSED VALUE			418,596
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			367,874
TOTAL JUST VALUE			423,621
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			406,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001086	CO ISSUED	0	01/25/2023
22007969	NEW CONSTR	427,484	05/23/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2733/1410	7/31/2024	LE U		I	11	100

GRANTOR: BOONE GREGORY & ANGEL  
GRANTEE: BOONE JASON  
2619/0420 2/13/2023 SW Q I 02 480,000  
GRANTOR: LENNAR HOMES LLC  
GRANTEE: BOONE GREGORY & ANG

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 PAVR	0	100	0	0		10.00	100	2023	2023		100	12,240	

TOTAL OB/XF										12,240					
85301 STONEHURST PKWY, FERNANDINA BEACH															

BUILDING NOTES															

BUILDING DIMENSIONS															
FGR=[YR=2023;ORIG=30,50] E30 S13 S7 W1 W9 S1 W20 N21 \$															
FOP=[YR=2023;ORIG=60,63] E6 S7 E2 S2 W9 N2 E1 N7 \$															
BAS=[YR=2023;ORIG=80,0] W14 S11 W18 N11 W18 S50 E30 S13 E6 S7 E2 E12 N70 \$															
FSP=[YR=2023;ORIG=48,0] E18 S11 W18 N11 \$															

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							