LOT 49
HAMPTON LAKES PHASE V-A
OR 2409/1745

MELENDEZ OMAR & LUISA ACOSTA
85312 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0049-0000

BUILDING CHARACTERISTICS

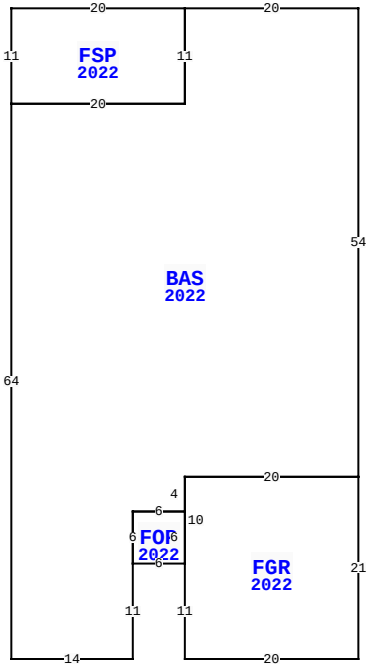
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,258	100	2022	2,258	264,505
FGR	420	55	2022	231	27,060
FOP	36	30	2022	11	1,289
FSP	220	40	2022	88	10,308
TOTALS	2,934			2,588	303,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,588	117.7344	117.73	304,685	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2258 HX Base Yr 2024



85312 STONEHURST PKWY, FERNANDINA BEACH

BLD DATE	03/06/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	303,162
TOTAL MARKET OB/XF VALUE	6,079
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	509,241
SOH/AGL Deduction	291,853
ASSESSED VALUE	217,388
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	166,666
TOTAL JUST VALUE	509,241
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	495,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018615	CO ISSUED	0	12/19/2022
22007161	NEW CONSTR	367,234	05/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0648	1/19/2023	SW	Q	I	01	485,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MELENDEZ OMAR & LUI						
2595/1570	10/06/2022	SW	U	V	37	1,000,800
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 FSP=[YR=2022] W20 S11 E20 N11$ S11 W20 S64 E14 N11 FOP=[YR=2022] E6 FGR=[YR=2022] S11 E20 N21 W20 S10$ N6W6S6$ N6 E6 N4 E20 N54$.

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	614.00	SF	10.00	10.00	100	2022	2022	3	99	6,079	

TOTAL OB/XF 6,079

LAND DESCRIPTION

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	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 02/24/2023 BY DC Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS