

LOT 57
HAMPTON LAKES PHASE V-B
OR 2445/712

SHAMROCK HOMESTEAD TRUST/ZIMMER JOSEPH H TRUSTEE
85376 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

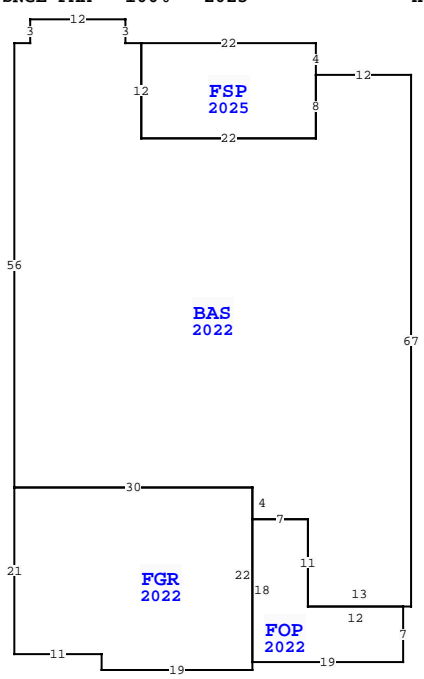
2025

13-2N-27-0724-0057-0000



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 Floo	11	CLAY TILE	70
Interior Floo	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
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	YEAR
BAS	2,747	100	2022
FGR	668	55	2022
FOP	210	30	2022
FSP	264	40	2025
TOTALS	3,889		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,283	126.0078	166.33	546,061	2022	2022	0	0	0.50	99.50
1 SNGL FAM - 100% - 2023										Heated Area: 2747	
										HX Base Yr 2023	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			543,331
TOTAL MARKET OB/XF VALUE			60,012
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			803,343
SOH/AGL Deduction			142,713
ASSESSED VALUE			660,630
TOTAL EXEMPTION VALUE	HX HB DW		60,722
BASE TAXABLE VALUE			599,908
TOTAL JUST VALUE			803,343
NCON VALUE			50,112
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			722,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP230015772	IN GROUND FIBERGL	76,466	12/11/2023
B230015636	SCRN ENCLSR (900	11,000	12/07/2023
22013717	CO ISSUED	0	09/09/2022
21010290	NEW CONSTR	458,942	11/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2620/0009	12/19/2022	WD	U	I	11	100
GRANTOR: ZIMMER JOSEPH H &						
GRANTEE: SHAMROCK HOMESTEAD						
2590/1516	9/09/2022	WD	Q	I	01	615,300
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: ZIMMER JOSEPH H & S						

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	1,000.00	SF	10.00	10.00	100	2022	2022	3	99	9,900	
2	0912	SCRN RM G	0	100	0	972.00	SF	20.00	20.00	100	2025	2024		100	19,440	
3	0866	POOL FIBER	0	100	16	176.00	SF	72.00	72.00	100	2025	2024		100	12,672	
4	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
5	0857	SANDSTONE/	0	100	0	792.00	SF	16.00	16.00	100	2025	2024		100	12,672	
6	0857	SANDSTONE/	0	100	16	208.00	SF	16.00	16.00	100	2025	2024		100	3,328	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/17/2024	MLU

BUILDING NOTES	
85376 STONEHURST PKWY, FERNANDINA BEACH	

LAND DESCRIPTION															TOTAL OB/XF									
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	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							

BUILDING DIMENSIONS									
BAS=[YR=2022;ORIG=0,0] W12 S8 W22 N12 W2 N3 W12 S3 W2 S56 E30 S4 E7 S11 E13 N67 \$									
FGR=[YR=2022;ORIG=-50,52] S21 E11 S2 E19 N1 N22 W30 \$									
FSP=[YR=2025;ORIG=-12,0] N4 W22 S12 E22 N8 \$									
FOP=[YR=2022;ORIG=-20,74] E19 N7 W12 N11 W7 S18 \$									