



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 Floor	13	LVT/LAMMT 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	4,088	112.9392	149.08	609,439	2022	2022	0	0	0	0.50	99.50
1 SNGL FAM - 100% - 2023 Heated Area: 3439 HX Base Yr 2023												

85392 STONEHURST PKWY, FERNANDINA BEACH

L	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	100	0	0	1,590.00	SF	5.20	5.20	100	2022	2022	3	99	8,185	
2	0855	CONC PAVER	0	100	0	0	296.00	SF	10.00	10.00	100	2024	2023		100	2,960	
3	0866	POOL FIBER	0	100	0	0	153.00	SF	72.00	72.00	100	2024	2023		97	10,686	
4	0845	KOOL DECK	0	100	0	0	1,401.00	SF	7.25	7.25	100	2024	2023		100	10,157	
5	0912	SCRN RM G	0	100	0	0	1,554.00	SF	20.00	20.00	100	2024	2023		97	30,148	

QUALITY					
QUALITY	CD	QUALITY LEVEL			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,953	100	2022	2,953	438,032
FGR	892	55	2022	491	72,832
FOP	243	30	2022	73	10,829
FOP	263	30	2022	79	11,718
FUS	486	100	2022	486	72,091
STR	64	10	2022	6	890
TOTALS	4,901			4,088	606,392

EXTRA FEATURES																	
L	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	100	0	0	1,590.00	SF	5.20	5.20	100	2022	2022	3	99	8,185	
2	0855	CONC PAVER	0	100	0	0	296.00	SF	10.00	10.00	100	2024	2023		100	2,960	
3	0866	POOL FIBER	0	100	0	0	153.00	SF	72.00	72.00	100	2024	2023		97	10,686	
4	0845	KOOL DECK	0	100	0	0	1,401.00	SF	7.25	7.25	100	2024	2023		100	10,157	
5	0912	SCRN RM G	0	100	0	0	1,554.00	SF	20.00	20.00	100	2024	2023		97	30,148	

LAND DESCRIPTION																									
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		606,392	
TOTAL MARKET OB/XF VALUE		62,136	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		868,528	
SOH/AGL Deduction		214,495	
ASSESSED VALUE		654,033	
TOTAL EXEMPTION VALUE		HX HB DD 60,722	
BASE TAXABLE VALUE		593,311	
TOTAL JUST VALUE		868,528	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		840,584	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017543	SWIM POOL	41,880	11/29/2022
22016258	ADDITION	24,053	10/28/2022
22011626	CO ISSUED	0	07/29/2022
21008418	NEW CONSTR	510,083	09/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/1972	4/19/2023	TD	U	I	11	100

GRANTOR: KNUDSEN WILLIAM &  
GRANTEE: KNUDSEN WILLIAM & P  
2584/1341 8/05/2022 WD Q I 01 726,800  
GRANTOR: RIVERSIDE HOMES OF NO  
GRANTEE: KNUDSEN WILLIAM & P

BUILDING NOTES																	
BUILDING DIMENSIONS																	
BAS=[YR=2022] W28 S4 FOP=[YR=2022] W28 S9 E17 S1 E11 N10\$ S10 W11 N1 W17 N9 L3 U3 W8 L3 D3 S71 E21 N3 FOP=[YR=2022] E22 N9 FGR=[YR=2022] E10 N22 E17 N23 W13 S16 W10 S6 W17 S23 E13\$ W13 N5 W9 S14\$ N14 E9 N18 E17 N6 E10 N16 E13 N18\$ PTR=E10 FUS=[YR=2022] S17 STR=[YR=2022] W6 S4 E16 N4 W10\$ E10 N12 E10 N24 W14 S19 W6\$ W10\$.																	