

LOT 60
HAMPTON LAKES PHASE V-B
OR 2445/712

HAIGH JAMES E DR & ROBIN E
85400 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

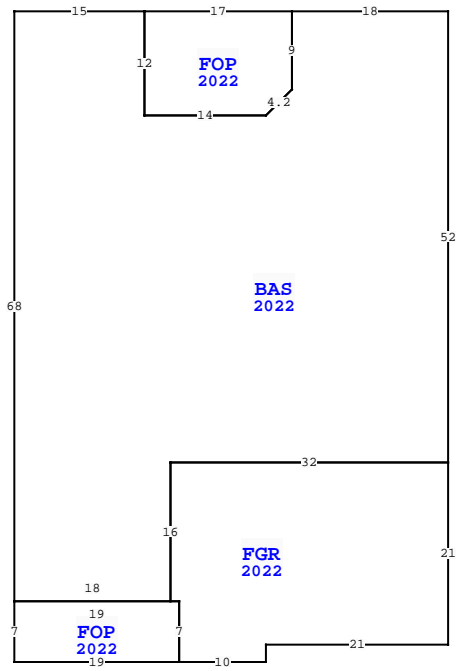
2025

13-2N-27-0724-0060-0000



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	11	CLAY TILE	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
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	2,689	100	2022
FGR	687	55	2022
FOP	133	30	2022
FOP	200	30	2022
TOTALS	3,709		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,167	127.0658	167.73	531,201	2022	2022	0	0	0.50	99.50
1 SNGL FAM - 100% - 2023										Heated Area: 2689	HX Base Yr 2023



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			528,545
TOTAL MARKET OB/XF VALUE			97,331
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			825,876
SOH/AGL Deduction			189,303
ASSESSED VALUE			636,573
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			580,851
TOTAL JUST VALUE			825,876
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			802,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006817	CO ISSUED	0	06/29/2022
22004801	SWIM POOL	75,000	03/29/2022
21008418	NEW CONSTR	397,055	09/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1563	6/30/2022	WD	Q	I	02	784,800
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: HAIGH JAMES EDWARD						
2457/1754	4/30/2021	SW	Q	V	05	3,319,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: RIVERSIDE HOMES OF						

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	1,039.00	SF	10.00	10.00	100	2022	2022	3	99	10,286	
2	0462	ST/AL FNC	0	100	0	1,488.00	SF	10.00	10.00	100	2022	2022	3	95	14,136	
3	0463	FENCE GATE	0	100	0	3.00	UT	300.00	300.00	100	2022	2022	3	98	882	
4	0861	POOL GUNIT	0	100	0	712.00	SF	85.00	85.00	100	2022	2022	3	95	57,494	
5	0855	CONC PAVER	0	100	0	1,468.00	SF	10.00	10.00	100	2022	2022	3	99	14,533	
TOTALS															97,331	

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							