LOT 61
HAMPTON LAKES PHASE V-B
OR 2445/712

HAND RODNEY & SHANNA
85408 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0061-0000

BUILDING CHARACTERISTICS

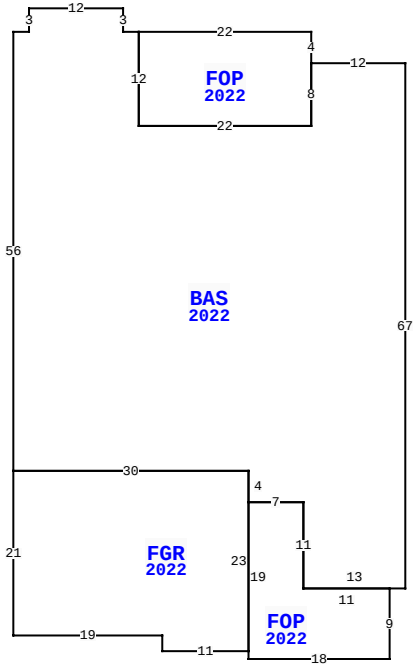
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,747	100	2022	2,747	469,521
FGR	652	55	2022	359	61,361
FOP	239	30	2022	72	12,306
FOP	264	30	2022	79	13,503
TOTALS	3,902			3,257	556,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,257	130.1340	171.78	559,487	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2747 HX Base Yr 2023



85408 STONEHURST PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	556,690
TOTAL MARKET OB/XF VALUE	74,225
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	830,915
SOH/AGL Deduction	156,087
ASSESSED VALUE	674,828
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	624,106
TOTAL JUST VALUE	830,915
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	805,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009242	498 SF POOL	75,000	07/19/2023
22016223	CO ISSUED	0	10/28/2022
21008860	NEW CONSTR	402,825	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2602/0725	10/31/2022	WD	Q	I	01	699,100
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: HAND RODNEY & SHANN						
2457/1754	4/30/2021	SW	Q	V	05	3,319,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 FOP=[YR=2022] N4 W22 S12 E22 N8$ S8 W22 N12 W2 N3 W12 S3 W2 S56 FGR=[YR=2022] S21 E19 S2 E11 FOP=[YR=2022] S1 E18 N9 W11 N11 W7 S19$ N23 W30$ E30 S4 E7 S11 E13 N67$.

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	0811	CONCRETE B	0	100	0	0	1,088.00	SF	5.20	5.20	100	2022	2022	3	99	5,601	
2	0861	POOL GUNIT	0	100	0	0	498.00	SF	85.00	85.00	100	2024	2023		98	41,483	
3	0855	CONC PAVER	0	100	0	0	1,402.00	SF	10.00	10.00	100	2024	2023		100	14,020	
4	0462	ST/AL FNC	0	100	0	0	1,248.00	SF	10.00	10.00	100	2024	2023		98	12,230	
5	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2024	2023		99	891	

LAND DESCRIPTION

TOTAL OB/XF 74,225

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 12/19/2023 BY NW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS