

LOT 62
HAMPTON LAKES PHASE V-B
OR 2445/712

PRUDHOMME PAUL J & CATHY VALDEZ L/E/
85416 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

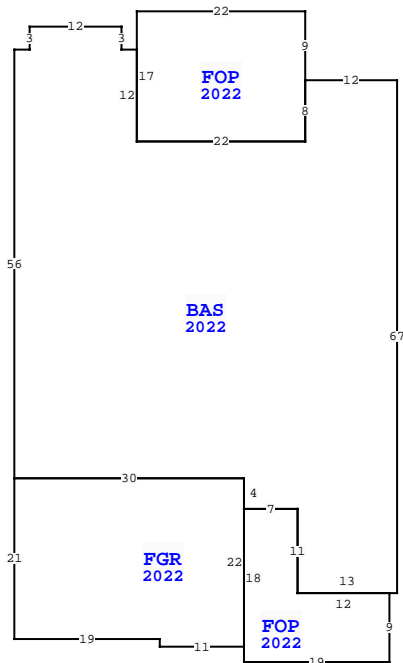
2025

13-2N-27-0724-0062-0000



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	13	LVT/LAMMT	90
Interior Floo	14	CARPET	10
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	641	55	2022
FOP	248	30	2022
FOP	374	30	2022
TOTALS	4,010		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,286	118.2844	156.14	513,076	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	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			510,511
TOTAL MARKET OB/XF VALUE			35,406
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			745,917
SOH/AGL Deduction			260,084
ASSESSED VALUE			485,833
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			435,111
TOTAL JUST VALUE			745,917
NCON VALUE			7,250
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			703,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005984	CO ISSUED	0	03/29/2022
21005984	NEW CONSTR	402,237	07/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2746/1989	10/30/2024	LE	U	I	11	100
GRANTOR: PRUDHOMME PAUL JOSEPH						
GRANTEE: PRUDHOMME FAMILY TR						
2556/1204	3/25/2022	WD	Q	I	02	672,100
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: PRUDHOMME PAUL JOSE						

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	1,044.00	SF	10.00	10.00	100	2022	2022	3	99	10,336	
2	0991	TENNIS CRT	0	100	0	1.00	UT	18,000.00	18,000.00	100	2024	2023		99	17,820	
3	0855	CONC PAVER	0	100	0	725.00	SF	10.00	10.00	100	2025	2024		100	7,250	

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

BUILDING NOTES	
85416 STONEHURST PKWY, FERNANDINA BEACH	

LAND DESCRIPTION		TOTAL OB/XF															35,406							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							