LOT 64
HAMPTON LAKES PHASE V-B
OR 2445/712

BLACKWELL CHAPMAN T IV &/DODSON SHARON
85432 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0064-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 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

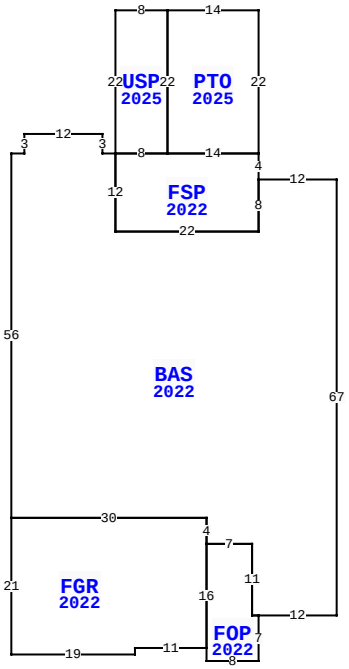
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,747	100	2022	2,747	425,241
FGR	619	55	2022	340	52,633
FOP	133	30	2022	40	6,192
FSP	264	40	2022	106	16,409
PTO	308	5	2025	15	2,322
USP	176	30	2025	53	8,205
TOTALS	4,247			3,301	511,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,301	117.8612	155.58	513,570	2022	2022	0	0	0	0.50	99.50

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



85432 STONEHURST PKWY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		511,002
TOTAL MARKET OB/XF VALUE		12,421
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		723,423
SOH/AGL Deduction		135,332
ASSESSED VALUE		588,091
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		537,369
TOTAL JUST VALUE		723,423
NCON VALUE		16,686
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		682,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010570	SCREEN ENCLOSURE,	18,874	09/13/2024
B240010333	INSTALLING SUMMER	22,100	09/09/2024
22017625	CO ISSUED	0	11/30/2022
22000262	NEW CONSTR	454,752	01/05/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2610/1758	12/08/2022	WD	Q	I	01	696,400
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: DODSON SHARON & CHA						
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

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	0810	CONCRETE A	0	100	0	0	973.00	SF	6.50	6.50	100	2022	2022	3	99	6,261	
2	0912	SCRN RM G	0	100	22	14	308.00	SF	20.00	20.00	100	2025	2024		100	6,160	

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W12 S8 W22 N12 W2 N3 W12 S3 W2 S56 E30 S4 E7 S11 E1 E12 N67 $
FGR=[YR=2022;ORIG=-50,52] S21 E19 N1 E11 N16 N4 W30 $
FSP=[YR=2022;ORIG=-12,0] N4 W14 W8 S12 E22 N8 $
FOP=[YR=2022;ORIG=-20,72] S2 E8 N7 W1 N11 W7 S16 $
USP=[YR=2025;ORIG=-26,-4] W8 N22 E8 S22 $
PTO=[YR=2025;LABEL=scrn enclsr;ORIG=-26,-26] E14 S22 W14 N22 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,421

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 01/27/2025 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS