LOT 65
HAMPTON LAKES PHASE V-B
OR 2445/712

EGGERS BRUCE RICHARD & GONNY
85440 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0065-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	06	Quality Level 06

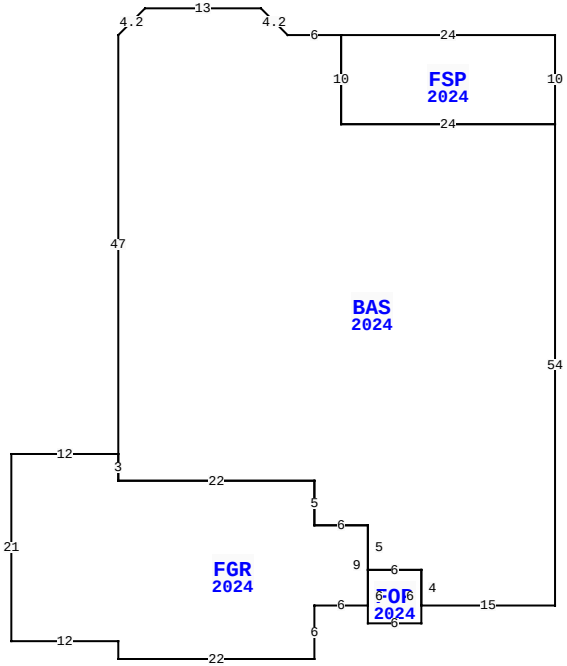
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,558	100	2024	2,558	418,335
FGR	746	55	2024	410	67,051
FOP	36	30	2024	11	1,799
FSP	240	40	2024	96	15,700
TOTALS	3,580			3,075	502,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,075	123.8918	163.54	502,886	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2558 HX Base Yr 2025



85440 STONEHURST PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		502,886
TOTAL MARKET OB/XF VALUE		27,030
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		729,916
SOH/AGL Deduction		0
ASSESSED VALUE		729,916
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		679,194
TOTAL JUST VALUE		729,916
NCON VALUE		21,258
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		681,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004464	(12X24 ?) SCRN EN	16,770	04/18/2024
SP240004384	ADD INGROUND FIBE	58,543	04/17/2024
23001324	CO ISSUED	0	01/31/2023
22006494	NEW CONSTR	432,754	04/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2620/1932	1/31/2023	WD	Q	I	02	777,300
GRANTOR: PLOERSIDE HOMES OF NO						
GRANTEE: EGGERS BRUCE RICHAR						
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

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	1,110.00	SF	5.20	5.20	100	2024	2023		100	5,772	
2	0911	SCRN RM A	0	100	24	18	432.00	SF	17.50	17.50	100	2025	2024		100	7,560	
3	0866	POOL FIBER	0	100	0	0	119.00	SF	72.00	72.00	100	2025	2024		100	8,568	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
5	0855	CONC PAVER	0	100	0	0	313.00	SF	10.00	10.00	100	2025	2024		100	3,130	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=13,10] E13 D3R3 E6 S10 E24 S54 W15 N4 W6 N5 W6 N5 W22 N3 N47 U3R3 $
FSP=[YR=2024;ORIG=35,13] E24 S10 W24 N10 $
FOP=[YR=2024;ORIG=44,73] W6 S6 E6 N6 $
FGR=[YR=2024;ORIG=32,63] W22 N3 W12 S21 E12 S2 E22 N6 E6 N9 W6 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 27,030

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 07/01/2024 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS