

SEPESI PETER ROBERT & AMY SUSAN
85464 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

13-2N-27-0724-0068-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03HARDIE BRD 100 GABLE/HIP 100

Roof Cover03COMP SHNGL 100 DRYWALL 100

Interior Wall05DRYWALL 100 CLAY TILE 60

Interior Floor11CLAY TILE 60 CARPET 40

Interior Floop14CARPET 40 CENTRAL 100

Air Condition Heating Type04AIR DUCTED 100

Bedrooms Bathrooms Frame02WOOD FRAME 100

Stories1.1.100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4077.00

TOTALSBASFGRFOPFSP3,5812,642650732161005530402023202320232023298,09740,3932,4829,7033,108350,676

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10855CONC PAVER010000853.00SF10.0010.00100202320231008,530

LAND DESCRIPTIONTOTAL OB/XF8,530

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHFAC% CONDTOT ADJUSTIT PRICEADJT UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000116CRESH MARSH100PUD0.000.001.00LT1.001.001.00200,000.00200,000.00200,000REVIEW DATE04/12/2021BYHGTotal Acres: 0.00Total Land Value: 200,000Market: 0Agricultural: 0Common: 200,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100013,108112.8288112.83350,676202320230000.00100.00

SINGLE FAM - 100% - 2024Heated Area: 2642HX Base Yr 2024

FSPBASFGRFOP2023202320232023

NASSAU COUNTY PROPERTYVALUATION SUMMARY

PAGE 1 of 1STANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE350,676

TOTAL MARKET OBJ/FX VALUE8,530

TOTAL LAND VALUE - MARKET200,000

TOTAL MARKET VALUE559,206

SOH/AGL Deduction1,820

ASSESSED VALUE557,386

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE506,664

TOTAL JUST VALUE559,206

NCON VALUE0

INCOME VALUEPREVIOUS YEAR MKT VALUE541,677

SALES DATAOFF RECORD NumberDATEINSTTYPEQUANTITYRSNSALE PRICE

2638/2405/03/2023SWUV302,155,400GRANTOR: AG ESSENTIAL HOUSINGGRANTEE: LENNNAR HOMES LLC2636/5175/01/2023SWUI01506,500GRANTOR: LENNNAR HOMES LLCCRANTEE: SEPESE PETER ROBERTBUILDING NOTESPAPERWORK FOR THE BUILDING DIMENSIONS BAS=[YR=2023;ORIG=90,0] W14 S12 W18 N12 W18 S50 E30 S13 E6 S7 E1 E13 N70 \$ FSP=[YR=2023;ORIG=58,0] E18 S12 W18 N12 \$ FOP=[YR=2023;ORIG=70,63] E6 S7 E1 S4 W8 N3 E1 N8 \$ FGR=[YR=2023;ORIG=40,50] E30 S13 S8 W1 W9 S1 W20 N22 \$.