

LOT 69
HAMPTON LAKES PHASE V-B
OR 2445/712

MCCLURE GREGORY H & KRISTIE A REV TRUST/MCCLURE GR
85472 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0069-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 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

Quality	04	Quality Level 04
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	2,266	100	2023	2,266	280,939
FGR	618	55	2023	340	42,153
FOP	48	30	2023	14	1,736
FSP	240	40	2023	96	11,902
TOTALS	3,172			2,716	336,730

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	0	0		10.00	10.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,716	123.9840	123.98	336,730	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024 Heated Area: 2266 HX Base Yr 2024											
85472 STONEHURST PKWY, FERNANDINA BEACH											

TOTAL OB/XF									
8,290									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		336,730	
TOTAL MARKET OB/XF VALUE		8,290	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		545,020	
SOH/AGL Deduction		1,523	
ASSESSED VALUE		543,497	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		492,775	
TOTAL JUST VALUE		545,020	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		528,180	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003660	CO		03/20/2023
22011238	NEW CONSTR	368,947	07/22/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2778/705	3/28/2025	QC	U	I	11	100
GRANTOR: MCCLURE GREGORY HUGH						
GRANTEE: MCCLURE GREGORY H &						
2638/240	5/03/2023	SW	U	V	30	2,155,400
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNNAR HOMES LLC						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=90,0] W13 S12 W20 N12 W16 S46 E29 S3 E6 S8 S5 E2 S1 E10 N1 E2 N62 \$									
FSP=[YR=2023;ORIG=57,0] E20 S12 W20 N12 \$									
FOP=[YR=2023;ORIG=76,49] W6 S8 E6 N8 \$									
FGR=[YR=2023;ORIG=41,46] E29 S3 S8 S11 W19 N2 W10 N20 \$									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00

TOTAL OB/XF									
8,290									

UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							