LOT 70
HAMPTON LAKES PHASE V-B
OR 2445/712

**LAIRD THOMAS HOLT & DEBRA SUE**
85480 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

**2025**

**13-2N-27-0724-0070-0000**

## NASSAU COUNTY PROPERTY



## 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 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 |
| Quality | 04 | Quality Level 04 |

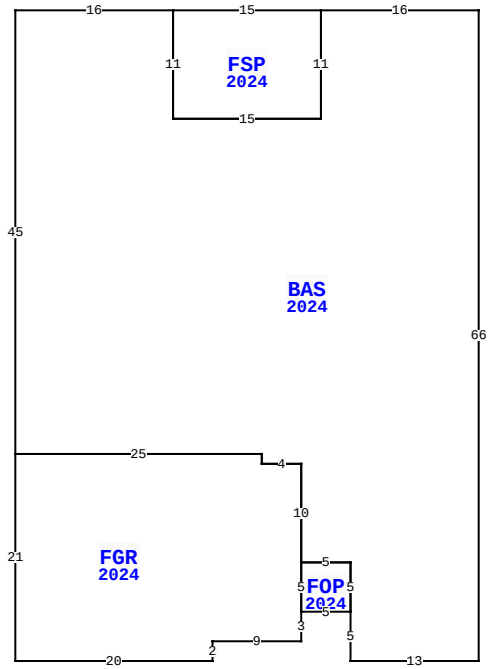
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,282 | 100 | 2024 | 2,282 | 273,954 |
| FGR | 587 | 55 | 2024 | 323 | 38,776 |
| FOP | 25 | 30 | 2024 | 8 | 960 |
| FSP | 165 | 40 | 2024 | 66 | 7,923 |
| TOTALS | 3,059 | | | 2,679 | 321,614 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,679 | 120.0528 | 120.05 | 321,614 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2024 Heated Area: 2282 HX Base Yr 2024




85480 STONEHURST PKWY, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 321,614 |
| TOTAL MARKET OB/XF VALUE | | 8,790 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 405,404 |
| SOH/AGL Deduction | | 42,680 |
| ASSESSED VALUE | | 362,724 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 312,002 |
| TOTAL JUST VALUE | | 405,404 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 389,330 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230003843 | CO | | 03/22/2023 |
| 22011455 | NEW CONSTR | 365,200 | 07/26/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2629/0245 | 3/30/2023 | SW | Q | I | 01 | 440,500 |
| GRANTOR: LENNAR HOMES LLC | | | | | | |
| GRANTEE: LAIRD THOMAS HOLT & | | | | | | |
| 2618/1721 | 2/06/2023 | SW | Q | V | 05 | 154,000 |
| GRANTOR: AG ESSENTIAL HOUSING | | | | | | |
| GRANTEE: LENNAR HOMES LLC | | | | | | |

## 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 879.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 8,790 | |

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,30] E16 S11 E15 N11 E16 S66 W13 N5 N5 W5 N10 W4 N1 W25 N45 $
FGR=[YR=2024;ORIG=20,75] E25 S1 E4 S10 S5 S3 W9 S2 W20 N21 $
FSP=[YR=2024;ORIG=36,30] E15 S11 W15 N11 $
FOP=[YR=2024;ORIG=49,86] E5 S5 W5 N5 $
.

## LAND DESCRIPTION

TOTAL OB/XF 8,790

| 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 | 000135 | C | RES NATURAL | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 08/07/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS