

PETERSON MONTY LEROY & KIMBERLY DIANE
85512 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

13-2N-27-0724-0074-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03HARDIE BRD 100

RooF Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 60

Interior Floo14CARPET 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms

Bathrooms

Frame02WOOD FRAME 100

Stories1.1. 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4077.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ ASUBAREAMARKET VALUE

BAS2,66010020232,660300,128

FGR62055202334138,475

FOP60302023182,031

FOP198302023596,657

TOTALS3,5383,078347,291

EXTRA FEATURES

L NOB/XFCODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER010000832.00SF10.0010.00100202320231008,320

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOCC ZONEFRONTDEPTHTOT LND UTSTYPEUNIT TYPEDTDPHT FACT% COND TOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTES YEAR DENSITYDECL FRZYR CONSRV

1000135CRESNATURAL100PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000REVIEW DATE06/13/2023BYMLUTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

PCTMDLEFF. AREAEFF. RATEBASE RATEEYB EYBNORM % COND

0100013,078112.8288112.8320232023000.00100.00

SINGLE FAM - 100% - 2025

Heated Area: 2660

HX Base Yr 2025

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE347,291

TOTAL MARKET OB/XF VALUE8,320

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE430,611

SOH/AGL Deduction197,478

ASSESSED VALUE233,133

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE182,411

TOTAL JUST VALUE430,611

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE413,251

SALES DATA

OFF RECORD NumberDATETYPEINSTQU I VRSN CD SALE PRICE

2646/65/17/2023SW QI01468,500

GRANTOR: LENNNAR HOMES LLC

GRANTEE: PETERSON MONTY LERO

2638/2405/03/2023SW U V302,155,400

GRANTOR: AG ESSENTIAL HOUSING

GRANTEE: LENNNAR HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,0] W18 S11 W18 N11 W14 S70 E12 E2 N7 E6
N13 E30 N50 \$
FOP=[YR=2023;ORIG=44,0] E18 S11 W18 N11 \$
FOP=[YR=2023;ORIG=44,63] E6 S7 E1 S2 W9 N2 E2 N7 \$
FGR=[YR=2023;ORIG=50,50] E30 S21 W20 N1 W9 W1 N7 N13 \$