LOT 76
HAMPTON LAKES PHASE V-B
OR 2445/712

VINCENT JOSHUA HUNTER KEY & CHELSEY KATHERINE
85528 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

**2025**

**13-2N-27-0724-0076-0000**

## 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 60 |
| Interior Floo | 14 | CARPET 40 |
| 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 |

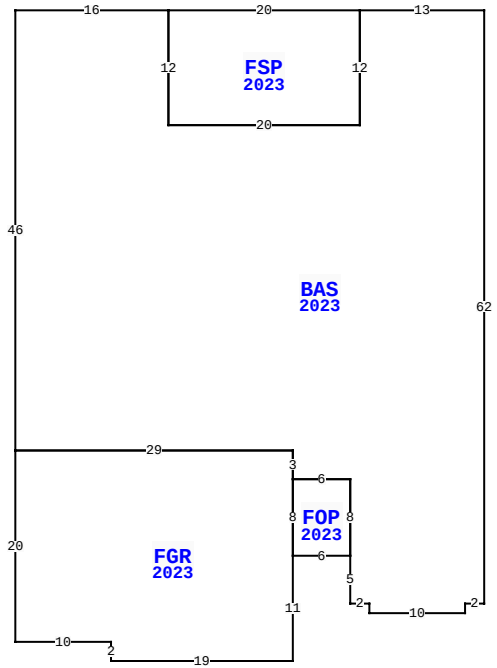
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,266 | 100 | 2023 | 2,266 | 269,065 |
| FGR | 618 | 55 | 2023 | 340 | 40,372 |
| FOP | 48 | 30 | 2023 | 14 | 1,662 |
| FSP | 240 | 40 | 2023 | 96 | 11,399 |
| TOTALS | 3,172 | | | 2,716 | 322,498 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,716 | 118.7424 | 118.74 | 322,498 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2024 Heated Area: 2266 HX Base Yr




85528 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 | | 322,498 |
| TOTAL MARKET OB/XF VALUE | | 8,750 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 406,248 |
| SOH/AGL Deduction | | 74,333 |
| ASSESSED VALUE | | 331,915 |
| TOTAL EXEMPTION VALUE | 13 | 331,915 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 406,248 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 390,142 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230003943 | CO | | 03/24/2023 |
| 22011241 | NEW CONSTR | 368,947 | 07/22/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2643/1200 | 5/25/2023 | SW | Q | I | 01 | 437,500 |
| GRANTOR: LENNNAR HOMES LLC | | | | | | |
| GRANTEE: VINCENT JOSHUA HUNT | | | | | | |
| 2638/240 | 5/03/2023 | SW | U | V | 30 | 2,155,400 |
| GRANTOR: AG ESSENTIAL HOUSING | | | | | | |
| GRANTEE: LENNNAR 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 | 875.00 | SF | 10.00 | 10.00 | 100 | 2023 | 2023 | | 100 | 8,750 | |

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,-10] W13 S12 W20 N12 W16 S46 E29 S3 E6 S8 S5 E2 S1 E10 N1 E2 N62 $
FSP=[YR=2023;ORIG=47,-10] E20 S12 W20 N12 $
FGR=[YR=2023;ORIG=31,36] E29 S3 S8 S11 W19 N2 W10 N20 $
FOP=[YR=2023;ORIG=60,39] E6 S8 W6 N8 $
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## LAND DESCRIPTION

TOTAL OB/XF 8,750

| 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 06/13/2023 BY MLU Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS