LOT 81
HAMPTON LAKES PHASE V-B
OR 2445/712

WHITE ROGER/RAMONI CAROLINA MARIA
85568 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0081-0000

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 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

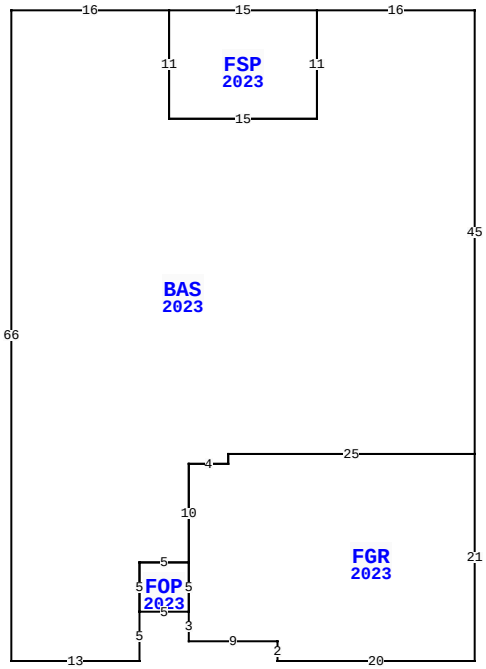
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,282	100	2023	2,282	270,965
FGR	587	55	2023	323	38,353
FOP	25	30	2023	8	950
FSP	165	40	2023	66	7,837
TOTALS	3,059			2,679	318,104

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	118.7424	118.74	318,104	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2025 Heated Area: 2282 HX Base Yr



85568 STONEHURST PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	318,104
TOTAL MARKET OB/XF VALUE	8,500
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	401,604
SOH/AGL Deduction	0
ASSESSED VALUE	401,604
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	401,604
TOTAL JUST VALUE	401,604
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	385,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004028	CO		03/27/2023
22011240	NEW CONSTR	365,200	07/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2782/120	4/15/2025	WD	Q	I	01	442,000
GRANTOR: OPENDOOR PROPERTY J L						
GRANTEE: WHITE ROGER						
2720/10	6/17/2024	WD	U	I	37	417,600
GRANTOR: PRUSAK WALTER FRANK &						
GRANTEE: OPENDOOR PROPERTY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,0] W16 S11 W15 N11 W16 S66 E13 N5 N5 E5 N10 E4 N1 E25 N45 $
FSP=[YR=2023;ORIG=49,0] E15 S11 W15 N11 $
FOP=[YR=2023;ORIG=46,56] E5 S5 W5 N5 $
FGR=[YR=2023;ORIG=51,46] E4 N1 E25 S21 W20 N2 W9 N3 N5 N10 $
.

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	0	0	0	850.00	SF	10.00	10.00	100	2023	2023		100	8,500	

LAND DESCRIPTION

TOTAL OB/XF 8,500

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	0		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