

LOT 82
HAMPTON LAKES PHASE V-B
OR 2445/712

LOPEZ JORGE ENRIQUE TORRES/SALCEDO ADRIANA
85576 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0082-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																										
Exterior Wall	31	HARDIE BRD 100	0100	01	2,757	120.0528	120.05	330,978	2023	2023	0	0	0.00	100.00	STANDARD																										
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2025													Heated Area: 2399													HX Base Yr 2025												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floor	11	CLAY TILE 70																																							
Interior Floor	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		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	2,399	100	2024	2,399	288,000																																				
FGR	488	55	2024	268	32,173																																				
FOP	100	30	2024	30	3,602																																				
FOP	165	30	2024	50	6,003																																				
FST	18	55	2024	10	1,201																																				
TOTALS			3,170		2,757	330,978																																			
EXTRA FEATURES						85576 STONEHURST PKWY, FERNANDINA BEACH																																			
L N	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	799.00	SF	10.00	10.00	100	2024	2023		100	7,990																											
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	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																	
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																																									