

MARIN LISA LIVING TRUST/MARIN LISA TRUSTEE
85600 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

13-2N-27-0724-0085-0000



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		2 100			
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	262,222
FGR	599	55	2023	329	38,072
FOP	48	30	2023	14	1,620
FSP	240	40	2023	96	11,109
TOTALS	3,153			2,705	313,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,705	115.7184	115.72	313,023	2023	2023	0	0	0.00	100.00

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

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/13/2023 MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		313,023	
TOTAL MARKET OB/XF VALUE		9,140	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		397,163	
SOH/AGL Deduction		4,598	
ASSESSED VALUE		392,565	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		341,843	
TOTAL JUST VALUE		397,163	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		381,501	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250000088	20X14 SCREEN ENCL	9,500	01/06/2025
230007414			06/09/2023
22018301	NEW CONSTR	426,761	12/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U / I	V I / I	RSN CD	SALE PRICE
2719/1397	6/14/2024	SW	U	I	11	100

GRANTOR: MARIN LISA

GRANTEE: MARIN LISA LIVING T

2657/792 7/24/2023 WD Q I 01 446,700

GRANTOR: LENNNAR HOMES LLC

GRANTEE: MARIN LISA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,0] W16 S12 W20 N12 W13 S62 E2 S1 E10 N1 E2 N5 N8 E6 N3 E29 N46 \$
FSP=[YR=2023;ORIG=44,0] E20 S12 W20 N12 \$
FOP=[YR=2023;ORIG=45,49] E6 S8 W6 N8 \$
FGR=[YR=2023;ORIG=51,46] E29 S20 W10 S1 W19 N10 N8 N3 \$
.

EXTRA FEATURES

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		914.00 SF	10.00	100	2024	2023		100	9,140	

85600 STONEHURST PKWY, FERNANDINA BEACH FL 32151

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 06/13/2025 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS