LOT 86
HAMPTON LAKES PHASE V-B
OR 2445/712

WEBSTER STEPHEN KEITH & CAROLYN RENEE
85608 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0086-0000

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 70
Interior Floo	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

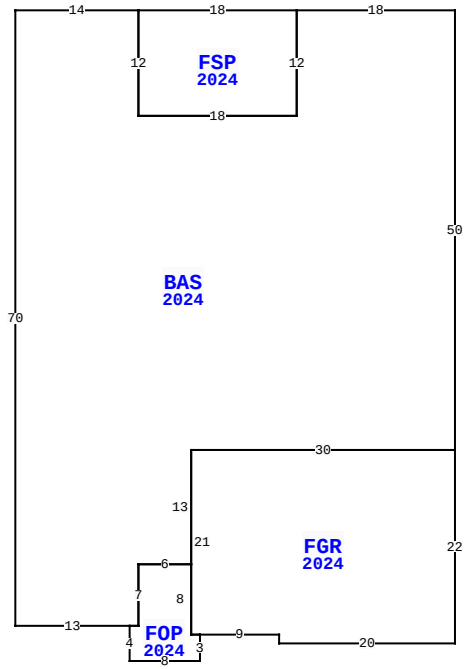
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,642	100	2024	2,642	301,399
FGR	650	55	2024	358	40,841
FOP	73	30	2024	22	2,510
FSP	216	40	2024	86	9,811
TOTALS	3,581			3,108	354,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,108	114.0846	114.08	354,561	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2642 HX Base Yr 2024



85608 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		354,561
TOTAL MARKET OB/XF VALUE		9,140
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		438,701
SOH/AGL Deduction		117,626
ASSESSED VALUE		321,075
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		270,353
TOTAL JUST VALUE		438,701
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007258			06/06/2023
22017842	NEW CONSTR	491,566	12/05/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2654/1816	7/18/2023	SW	Q	I	01	477,800
GRANTOR: LENNNAR HOMES LLC						
GRANTEE: WEBSTER STEPHEN KEI						
2638/240	5/03/2023	SW	U	V	30	2,155,400
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E14 S12 E18 N12 E18 S50 W30 S13 W6 S7 W1 W13 N70 $
FSP=[YR=2024;ORIG=24,10] E18 S12 W18 N12 $
FGR=[YR=2024;ORIG=30,60] E30 S22 W20 N1 W9 W1 N21 $
FOP=[YR=2024;ORIG=24,73] E6 S8 E1 S3 W8 N4 E1 N7 $
.

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	914.00	SF	10.00	10.00	100	2024	2023		100	9,140	

LAND DESCRIPTION

TOTAL OB/XF 9,140

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 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