LOT 87
HAMPTON LAKES PHASE V-B
OR 2445/712

MUDROCH JAMES RUDOPLH & CYNTHIA KAY
85616 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0087-0000

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		0 100
Quality	04	Quality Level 04

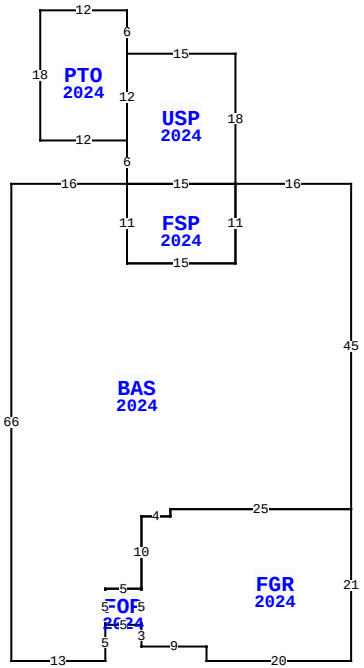
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,282	100	2024	2,282	273,954
FGR	587	55	2024	323	38,776
FOP	25	30	2024	8	960
FSP	165	40	2024	66	7,923
PTO	216	5	2024	11	1,321
USP	270	30	2024	81	9,724
TOTALS	3,545			2,771	332,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,771	120.0528	120.05	332,659	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2282 HX Base Yr



85616 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	332,659
TOTAL MARKET OB/XF VALUE	9,140
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	416,799
SOH/AGL Deduction	0
ASSESSED VALUE	416,799
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	416,799
TOTAL JUST VALUE	416,799
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	400,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012115	15X18 SCRN ENCL	8,955	09/21/2023
230007982			06/22/2023
23000740	NEW CONSTR	421,708	01/18/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2655/907	7/20/2023	SW	Q	I	01	446,800
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MUDROCH JAMES RUDOP						
2647/788	6/07/2023	SW	Q	V	05	1,077,700
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR 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	0	0	0	914.00	SF	10.00	10.00	100	2024	2023		100	9,140	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=67,30] W16 S11 W15 N11 W16 S66 E13 N5 N5 E5 N10 E4 N1 E25 N45 $
FGR=[YR=2024;ORIG=67,75] W25 S1 W4 S10 S5 S3 E9 S2 E20 N21 $
FSP=[YR=2024;ORIG=51,30] W15 S11 E15 N11 $
FOP=[YR=2024;ORIG=38,86] W5 S5 E5 N5 $
USP=[YR=2024;ORIG=36,30] E15 N18 W15 S12 S6 $
PTO=[YR=2024;ORIG=36,24] W12 N18 E12 S6 S12 $
.

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	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 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