LOT 88
HAMPTON LAKES PHASE V-B
OR 2445/712

SCHAEFER COLE BRISBIN/FENDIG SELEAH EMWYNN
85624 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0088-0000

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

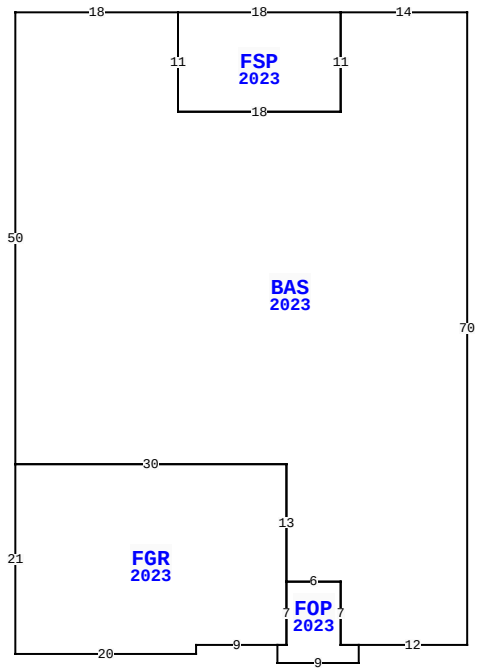
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,660	100	2023	2,660	303,453
FGR	620	55	2023	341	38,901
FOP	60	30	2023	18	2,053
FSP	198	40	2023	79	9,012
TOTALS	3,538			3,098	353,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,098	114.0846	114.08	353,420	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2660 HX Base Yr 2024



85624 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		353,420
TOTAL MARKET OB/XF VALUE		9,140
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		437,560
SOH/AGL Deduction		5,482
ASSESSED VALUE		432,078
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		381,356
TOTAL JUST VALUE		437,560
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008153			06/26/2023
23001423	NEW CONSTR	491,200	02/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2663/1363	8/24/2023	SW	Q	I	01	477,300
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SCHAEFER COLE BRISB						
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	100	0	0	914.00	SF	10.00	10.00	100	2024	2023		100	9,140	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=12,0] E18 S11 E18 N11 E14 S70 W12 W2 N7 W6 N13 W30 N50 $
FGR=[YR=2023;ORIG=42,50] W30 S21 E20 N1 E9 E1 N7 N13 $
FSP=[YR=2023;ORIG=48,0] W18 S11 E18 N11 $
FOP=[YR=2023;ORIG=48,63] W6 S7 W1 S2 E9 N2 W2 N7 $
.

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