LOT 92
HAMPTON LAKES PHASE V-B
OR 2445/712

JEFFREY WILLIAM B & KAREN E
85656 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0092-0000

NASSAU COUNTY PROPERTY

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

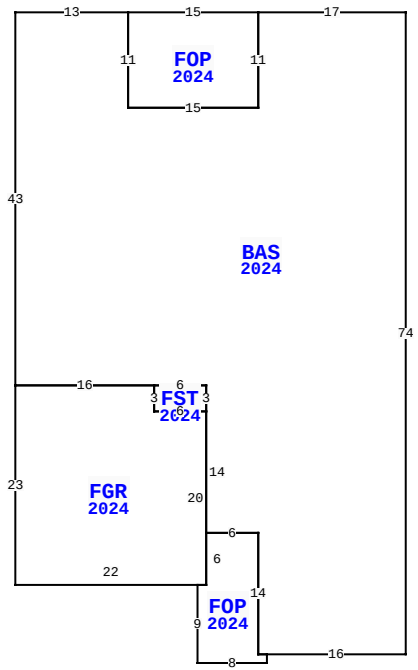
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,399	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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,757	120.0528	120.05	330,978	2023	2023	0	0	0	0.00	100.00

2 SINGLE FAM – 100% - 2025 Heated Area: 2399 HX Base Yr 2025



85656 STONEHURST PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		330,978
TOTAL MARKET OB/XF VALUE		8,240
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		414,218
SOH/AGL Deduction		0
ASSESSED VALUE		414,218
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		358,496
TOTAL JUST VALUE		414,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007981			06/22/2023
23001264	NEW CONSTR	440,440	01/30/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2753/1912	12/04/2024	WD	Q	I	01	507,000
GRANTOR: MEURANT DAVID MICHAEL						
GRANTEE: JEFFREY WILLIAM B &						
2653/1332	7/12/2023	SW	Q	I	01	469,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MEURANT DAVID MICHA						

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	824.00	SF	10.00	10.00	100	2024	2023		100	8,240	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=45,10] W17 S11 W15 N11 W13 S43 E16 E6 S3 S14 E6 S14 E1 E16 N74 $
FGR=[YR=2024;ORIG=0,53] E16 S3 E6 S20 W22 N23 $
FOP=[YR=2024;ORIG=28,10] W15 S11 E15 N11 $
FOP=[YR=2024;ORIG=28,70] W6 S6 W1 S9 E8 N1 W1 N14 $
FST=[YR=2024;ORIG=22,53] W6 S3 E6 N3 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,240

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