LOT 93
HAMPTON LAKES PHASE V-B
OR 2445/712

SKIDAWAY PLACE LLC
102 YAM GANDY RD
SAVANNAH, GA 31411

2025

13-2N-27-0724-0093-0000

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

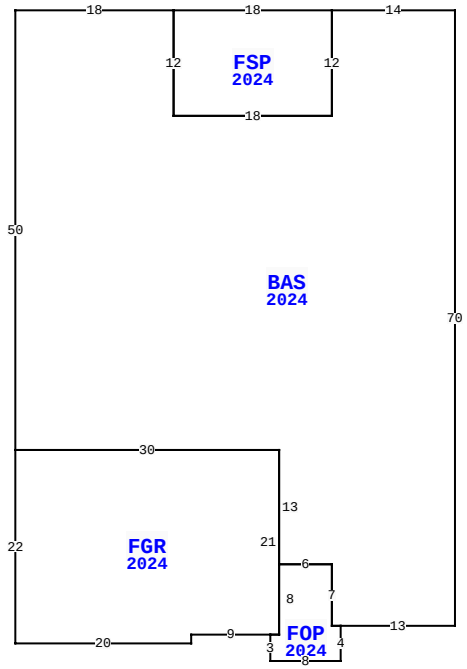
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,642	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 – 0% - 2024 Heated Area: 2642 HX Base Yr



85664 STONEHURST PKWY, FERNANDINA BEACH

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

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	0
ASSESSED VALUE	438,701
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	438,701
TOTAL JUST VALUE	438,701
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	420,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010340	CO ISSUED		08/11/2023
23001676	NEW CONSTR	491,167	02/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2664/583	8/29/2023	SW	Q	I	01	490,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SKIDAWAY PLACE LLC						
2652/1812	7/05/2023	SW	Q	V	05	692,900
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] W14 S12 W18 N12 W18 S50 E30 S13 E6 S7 E1 E13 N70 $
FGR=[YR=2024;ORIG=40,60] W30 S22 E20 N1 E9 E1 N21 $
FSP=[YR=2024;ORIG=46,10] W18 S12 E18 N12 $
FOP=[YR=2024;ORIG=46,73] W6 S8 W1 S3 E8 N4 W1 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	0	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	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