LOT 97
HAMPTON LAKES PHASE V-B
OR 2445/712

TIMMONS JERRI F & JAMES MICHAEL
85696 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0097-0000

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		0 100
Quality	04	Quality Level 04

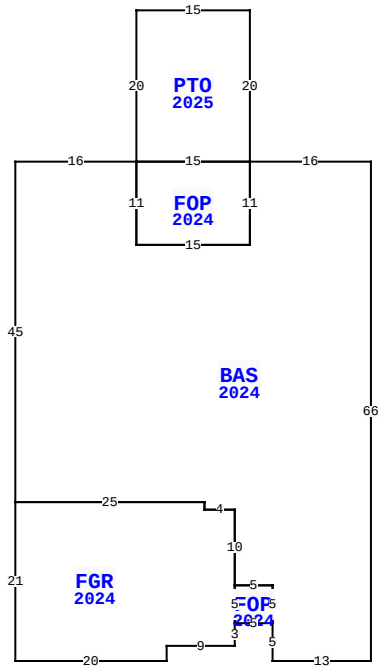
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

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
FOP	165	30	2024	50	6,003
PTO	300	5	2025	15	1,801
TOTALS	3,359			2,678	321,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,678	120.0528	120.05	321,494	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2282 HX Base Yr 2024



85696 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		321,494
TOTAL MARKET OB/XF VALUE		15,140
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		411,634
SOH/AGL Deduction		217,774
ASSESSED VALUE		193,860
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		143,138
TOTAL JUST VALUE		411,634
NCON VALUE		5,880
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011730	20X15 SCREEN ENCL	5,100	10/18/2024
230009165	CO ISSUED		07/18/2023
23001644	NEW CONSTR	421,708	02/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2657/828	7/28/2023	SW	Q	I	02	441,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: TIMMONS JERRI F & J						
2652/1812	7/05/2023	SW	Q	V	05	692,900
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	
2	0912	SCRN RM G	0	100	20	15	300.00	SF	20.00	20.00	100	2025	2024		100	6,000	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,30] E16 S11 E15 N11 E16 S66 W13 N5 N5 W5 N10 W4 N1 W25 N45 $
FGR=[YR=2024;ORIG=20,75] E25 S1 E4 S10 S5 S3 W9 S2 W20 N21 $
FOP=[YR=2024;ORIG=36,30] E15 S11 W15 N11 $
FOP=[YR=2024;ORIG=49,86] E5 S5 W5 N5 $
PTO=[YR=2025;ORIG=36,30] E15 N20 W15 S20 $
.

LAND DESCRIPTION

TOTAL OB/XF 15,140

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	000100	C	RES	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 01/27/2025 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS