LOT 108
HAMPTON LAKES PHASE V-B
OR 2445/712

MASTICE CINDY & PAUL MICHAEL
85763 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

**2025**

**13-2N-27-0724-0108-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

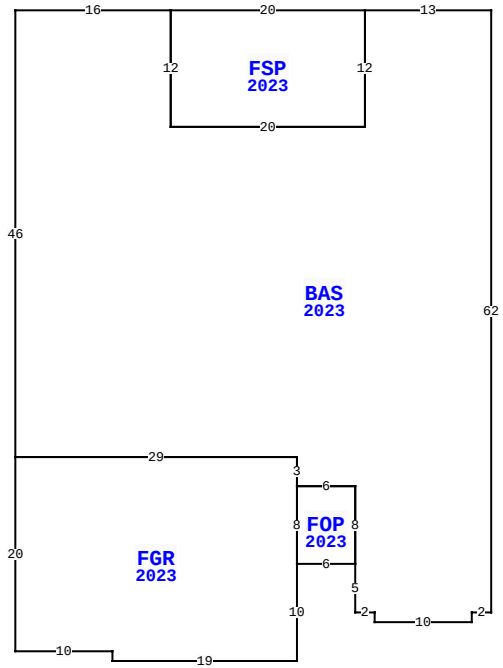
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 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 | 2,266 | 100 | 2023 | 2,266 | 262,222 |
| FGR | 599 | 55 | 2023 | 329 | 38,072 |
| FOP | 48 | 30 | 2023 | 14 | 1,620 |
| FSP | 240 | 40 | 2023 | 96 | 11,109 |
| TOTALS | 3,153 | | | 2,705 | 313,023 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,705 | 115.7184 | 115.72 | 313,023 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 0% - 2024 Heated Area: 2266 HX Base Yr




85763 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 | 313,023 |
| TOTAL MARKET OB/XF VALUE | 9,290 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 397,313 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 397,313 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 397,313 |
| TOTAL JUST VALUE | 397,313 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 381,651 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230011983 | CO ISSUED | | 09/19/2023 |
| 23002659 | NEW CONSTR | 429,687 | 02/27/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2672/542 | 9/29/2023 | SW | Q | I | 01 | 441,800 |
| GRANTOR: LENNAR HOMES LLC | | | | | | |
| GRANTEE: MASTICE CINDY & PAU | | | | | | |
| 2660/276 | 8/07/2023 | SW | Q | V | 05 | 1,539,600 |
| 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 | 929.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 9,290 | |

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=31,0] E16 S12 E20 N12 E13 S62 W2 S1 W10 N1 W2 N5 N8 W6 N3 W29 N46 $
FGR=[YR=2023;ORIG=60,46] W29 S20 E10 S1 E19 N10 N8 N3 $
FSP=[YR=2023;ORIG=67,0] W20 S12 E20 N12 $
FOP=[YR=2023;ORIG=66,49] W6 S8 E6 N8 $
.

## LAND DESCRIPTION

TOTAL OB/XF 9,290

| 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 | 000134 | C | RES POND | 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 12/07/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS