

LOT 110  
HAMPTON LAKES PHASE V-B  
OR 2445/712

SABRIPOUR NAYEREH & HOUSHANG  
85747 STONEHURST PKWY  
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0110-0000



| BUILDING CHARACTERISTICS                                                                                                                   |                  |                |                            |                  |                      | MARKET ADJUSTMENTS                      |                |                |             |                |           |          |             |         |                   |                   |            | NASSAU COUNTY PROPERTY      |      |         |      |     |    |        |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|----------------------------|------------------|----------------------|-----------------------------------------|----------------|----------------|-------------|----------------|-----------|----------|-------------|---------|-------------------|-------------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|--|
| ELEMENT                                                                                                                                    | CD               | CONSTRUCTION   | TYPE                       | MDL              | EFF. AREA            | TOT ADJ PTS                             | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT     | NORM        | % COND  | VALUATION SUMMARY |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 31               | HARDIE BRD 100 | 0100                       | 01               | 2,679                | 120.0528                                | 120.05         | 321,614        | 2023        | 2023           | 0         | 0        | 0.00        | 100.00  | STANDARD          |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Roof Structur                                                                                                                              | 03               | GABLE/HIP 100  | 1 SINGLE FAM - 100% - 2024 |                  |                      |                                         |                |                |             |                |           |          |             |         |                   | Heated Area: 2282 |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                 | 03               | COMP SHNGL 100 |                            |                  |                      |                                         |                |                |             |                |           |          |             |         |                   | HX Base Yr 2024   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 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                  |                                         |                |                |             |                |           |          |             |         |                   |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| FSP                                                                                                                                        | 165              | 40             | 2024                       | 66               | 7,923                |                                         |                |                |             |                |           |          |             |         |                   |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                     |                  |                | 3,059                      |                  | 2,679                | 321,614                                 |                |                |             |                |           |          |             |         |                   |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |                  |                |                            |                  |                      | 85747 STONEHURST PKWY, FERNANDINA BEACH |                |                |             |                |           |          |             |         |                   |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| L N                                                                                                                                        | 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                                       | 941.00         | SF             | 10.00       | 10.00          | 100       | 2024     | 2023        |         | 100               | 9,410             |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                          | 0462             | ST/AL FNC      | 0                          | 100              | 0                    | 0                                       | 480.00         | SF             | 10.00       | 10.00          | 100       | 2024     | 2023        |         | 98                | 4,704             |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 3                                                                                                                                          | 0463             | FENCE GATE     | 0                          | 100              | 0                    | 0                                       | 3.00           | UT             | 300.00      | 300.00         | 100       | 2024     | 2023        |         | 99                | 891               |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                           |                  |                |                            |                  |                      |                                         |                |                |             |                |           |          |             |         |                   |                   |            | TOTAL OB/XF 15,005          |      |         |      |     |    |        |  |  |  |  |  |
| L N                                                                                                                                        | USE CODE         | CLS            | LAND USE DESCRIPTION       | CAP              | R D                  | LOC ZONE                                | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE      | D T       | DPH 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                   | 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 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 |                  |                |                            |                  |                      |                                         |                |                |             |                |           |          |             |         |                   |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |