

LOT 111
HAMPTON LAKES PHASE V-B
OR 2445/712

MCKINNEY MICHELLE EVANS
85739 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0111-0000



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 100
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
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,660	100	2023	2,660	313,481
FGR	620	55	2023	341	40,187
FOP	60	30	2023	18	2,121
FOP	198	30	2023	59	6,953
TOTALS	3,538			3,078	362,742

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0	0	0	851.00	SF	10.00	10.00	100	2024	2023		100	8,510	
2	0912	SCRN RM G	0	0	38	27	1,026.00	SF	20.00	20.00	100	2025	2024		100	20,520	
3	0861	POOL GUNIT	0	0	0	0	424.00	SF	85.00	85.00	100	2025	2024		100	36,040	
4	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
5	0855	CONC PAVER	0	0	0	0	602.00	SF	10.00	10.00	100	2025	2024		100	6,020	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000134	C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,078	117.8520	117.85	362,742	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2024 Heated Area: 2660 HX Base Yr											
85739 STONEHURST PKWY, FERNANDINA BEACH											

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

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NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	362,742	
TOTAL MARKET OB/XF VALUE	73,090	
TOTAL LAND VALUE - MARKET	75,000	
TOTAL MARKET VALUE	510,832	
SOH/AGL Deduction	0	
ASSESSED VALUE	510,832	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	510,832	
TOTAL JUST VALUE	510,832	
NCON VALUE	62,223	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	430,362	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240008556	SWIMMING POOL	94,499	07/23/2024
230007345			06/08/2023
23000728	NEW CONSTR	491,200	01/18/2023

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2651/1729	7/03/2023	SW Q
GRANTOR: LENNNAR HOMES LLC		
GRANTEE: MCKINNEY MICHELLE E		
2638/240	5/03/2023	SW U V
GRANTOR: AG ESSENTIAL HOUSING		
GRANTEE: LENNNAR HOMES LLC		

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2023;ORIG=12,0] E18 S11 E18 N11 E14 S70 W12 W2 N7 W6 N13 W30 N50 \$		
FGR=[YR=2023;ORIG=42,50] W30 S21 E20 N1 E9 E1 N7 N13 \$		
FOP=[YR=2023;ORIG=48,0] W18 S11 E18 N11 \$		
FOP=[YR=2023;ORIG=48,63] W6 S7 W1 S2 E9 N2 W2 N7 \$		