

LOT 112
HAMPTON LAKES PHASE V-B
OR 2445/712

DALESSANDRO DAVID A & JACQUELINE J
85725 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0112-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	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

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0855	CONC PAVER

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	0.00	100.00
1 SINGLE FAM - 100% - 2024 Heated Area: 2266 HX Base Yr 2024											
85725 STONEHURST PKWY, FERNANDINA BEACH											
BLD DATE: 06/13/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	313,023		
TOTAL MARKET OB/XF VALUE	9,110		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	397,133		
SOH/AGL Deduction	4,599		
ASSESSED VALUE	392,534		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	341,812		
TOTAL JUST VALUE	397,133		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	381,471		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011640	C0 ISSUED		09/13/2023
230002829	HTD2268 GAR621 P2	429,687	03/02/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2670/186	9/27/2023	SW	Q	I	01	459,800
GRANTOR: LENNAR HOMES LLC						
GRANTEE: DALESSANDRO DAVID A						
2660/276	8/07/2023	SW	Q	V	05	1,539,600
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES		
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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									
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
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		