LOT 121
HAMPTON LAKES PHASE V-B
OR 2445/712

HUYNH THINH GIA/NGUYEN JENNIFER NET
85621 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0121-0000

BUILDING CHARACTERISTICS

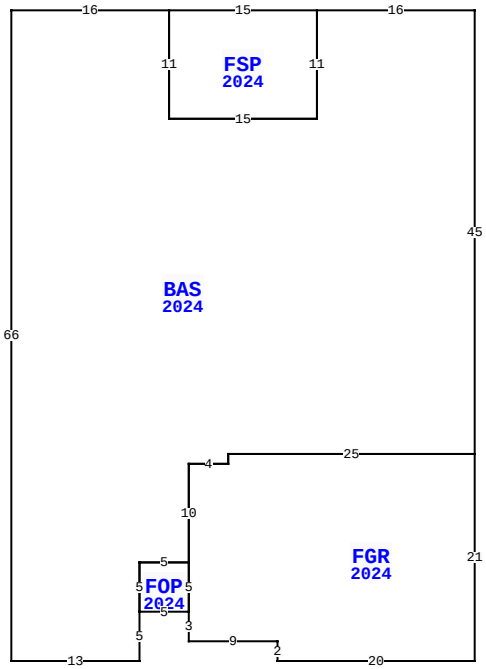
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,679	120.0528	120.05	321,614	2023	2023	0	0	0	0.00	100.00

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



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

85621 STONEHURST PKWY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		321,614
TOTAL MARKET OB/XF VALUE		9,980
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		406,594
SOH/AGL Deduction		4,749
ASSESSED VALUE		401,845
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		351,123
TOTAL JUST VALUE		406,594
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009933	CO ISSUED		08/02/2023
23001730	NEW CONSTR	421,708	02/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2664/598	8/25/2023	SW	Q	I	01	461,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: HUYNH THINH GIA						
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	998.00	SF	10.00	10.00	100	2024	2023		100	9,980	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=67,30] W16 S11 W15 N11 W16 S66 E13 N5 N5 E5 N10 E4 N1 E25 N45 $
FGR=[YR=2024;ORIG=67,75] W25 S1 W4 S10 S5 S3 E9 S2 E20 N21 $
FSP=[YR=2024;ORIG=51,30] W15 S11 E15 N11 $
FOP=[YR=2024;ORIG=38,86] W5 S5 E5 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,980

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