

LOT 127
HAMPTON LAKES PHASE V-B
OR 2445/712

VALENT SUSAN & JOHN EDMUND
85573 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0127-0000



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 Floop	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		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	282,922
FGR	587	55	2024	323	40,046
FOP	25	30	2024	8	992
FSP	165	40	2024	66	8,183
PTO	440	5	2024	22	2,728
TOTALS	3,499			2,701	334,870

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	943.00	SF	10.00	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,701	123.9840	123.98	334,870	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2024 Heated Area: 2282 HX Base Yr											
85573 STONEHURST PKWY, FERNANDINA BEACH											
BLD DATE 06/13/2023 MLU											

TOTAL OB/XF 9,430											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0855	CONC PAVER	0	0	943.00	SF	10.00	10.00	100	2024	2023

TOTAL OB/XF 9,430											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0855	CONC PAVER	0	0	943.00	SF	10.00	10.00	100	2024	2023

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
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VALUATION BY STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 334,870											
TOTAL MARKET OB/XF VALUE 9,430											
TOTAL LAND VALUE - MARKET 75,000											
TOTAL MARKET VALUE 419,300											
SOH/AGL Deduction 0											
ASSESSED VALUE 419,300											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 419,300											
TOTAL JUST VALUE 419,300											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 402,554											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007244			06/06/2023
22018430	NEW CONSTR	421,708	12/15/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2649/1848	6/23/2023	SW	Q	I	01	463,000	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: VALENT SUSAN & JOHN							
2650/165	6/22/2023	SW	Q	V	05	923,800	
GRANTOR: AG ESSENTIAL HOUSING							
GRANTEE: LENNAR HOMES LLC							

BUILDING NOTES											
BAS=[YR=2024;ORIG=20,30] E16 S11 E15 N11 E16 S66 W13 N5 N5 W5 N10 W4 N1 W25 N45 \$											
FGR=[YR=2024;ORIG=20,75] E25 S1 E4 S10 S5 S3 W9 S2 W20 N21 \$											
FSP=[YR=2024;ORIG=36,30] E15 S11 W15 N11 \$											
FOP=[YR=2024;ORIG=49,86] E5 S5 W5 N5 \$											
PTO=[YR=2024;ORIG=51,30] W22 N20 E22 S20 \$											