

LOT 131
HAMPTON LAKES PHASE V-B
OR 2445/712

KARLS MAXWELL DEAN & AUBREE ELIZABETH
85541 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0131-0000



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		3 100
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	2,399	100	2023	2,399	284,857
FGR	488	55	2023	268	31,822
FOP	100	30	2023	30	3,562
FSP	165	40	2023	66	7,837
FST	18	55	2023	10	1,187
TOTALS	3,170			2,773	329,266

EXTRA FEATURES

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	724.00	SF	10.00	10.00	100	2023	2023		100	7,240	

LAND DESCRIPTION			TOTAL OB/XF 7,240														
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
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000

REVIEW DATE 06/13/2023 BY MLU

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,773	118.7424	118.74	329,266	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2024 Heated Area: 2399 HX Base Yr											
85541 STONEHURST PKWY, FERNANDINA BEACH											
BLD DATE 06/13/2023 MLU											

85541 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	0	0	0	724.00	SF	10.00	10.00	100	2023	2023		100	7,240	

LAND DESCRIPTION			TOTAL OB/XF 7,240														
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
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000

REVIEW DATE 06/13/2023 BY MLU Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		329,266
TOTAL MARKET OB/XF VALUE		7,240
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		411,506
SOH/AGL Deduction		0
ASSESSED VALUE		411,506
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		411,506
TOTAL JUST VALUE		411,506
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004454	CO		04/05/2023
22012074	NEW CONSTR	385,506	08/08/2022

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2643/130	5/24/2023	SW	Q	I	01	461,500

SALES DATA						
GRANTOR: LENNNAR HOMES LLC						
GRANTEE: KARLS MAXWELL DEAN						
2638/240	5/03/2023	SW	U	V	30	2,155,400
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS																	
BAS=[YR=2023;ORIG=80,0] W17 S11 W15 N11 W13 S43 E16 E6 S3 S14 E6 S14 E1 E16 N74 \$																	
FSP=[YR=2023;ORIG=48,0] E15 S11 W15 N11 \$																	
FST=[YR=2023;ORIG=51,43] E6 S3 W6 N3 \$																	
FGR=[YR=2023;ORIG=35,43] E16 S3 E6 S14 S6 W1 W21 N23 \$																	
FOP=[YR=2023;ORIG=57,60] E6 S14 E1 S1 W8 N9 E1 N6 \$																	

BUILDING DIMENSIONS																	
BAS=[YR=2023;ORIG=80,0] W17 S11 W15 N11 W13 S43 E16 E6 S3 S14 E6 S14 E1 E16 N74 \$																	
FSP=[YR=2023;ORIG=48,0] E15 S11 W15 N11 \$																	
FST=[YR=2023;ORIG=51,43] E6 S3 W6 N3 \$																	
FGR=[YR=2023;ORIG=35,43] E16 S3 E6 S14 S6 W1 W21 N23 \$																	
FOP=[YR=2023;ORIG=57,60] E6 S14 E1 S1 W8 N9 E1 N6 \$																	

PRINTED 07/30/2025 BY SYS