

LOT 149
HAMPTON LAKES PHASE V-B
OR 2445/712

ALLEN TINA MARIE
85479 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0149-0000



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 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	02	4 100			
Bathrooms		3 100			
Frame		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	0.00	100.00

1 SINGLE FAM - 100% - 2024

Heated Area: 2282

HX Base Yr 2024

BLD DATE

XF DATE

LGL DATE

LAND DATE

06/13/2023

MLU

EXTRA FEATURES										85479 STONEHURST PKWY, FERNANDINA BEACH, FL 32110				INC DATE		AG DATE	
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	100	0	0	856.00	SF	10.00	10.00	100	2024	2023		100	8,560	
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