LOT 151
HAMPTON LAKES PHASE V-B
OR 2445/712

O'CONNOR ROSEANNE V & SEAN J L/E/
85459 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0151-0000

BUILDING CHARACTERISTICS

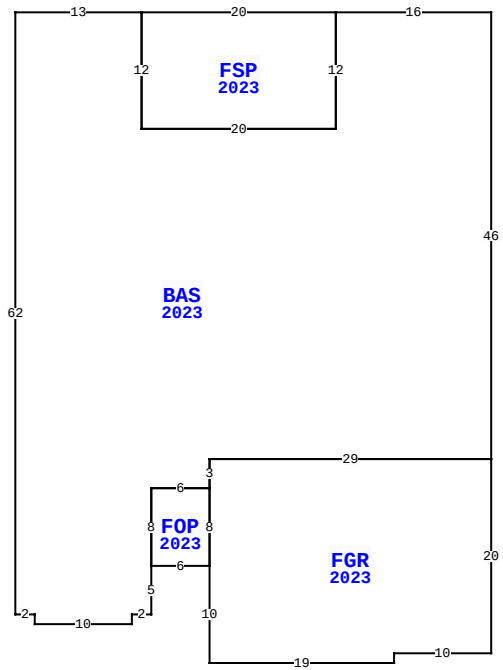
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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

MARKET ADJUSTMENTS

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	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2266 HX Base Yr 2024



85459 STONEHURST PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		313,023
TOTAL MARKET OB/XF VALUE		8,230
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		396,253
SOH/AGL Deduction		4,625
ASSESSED VALUE		391,628
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		340,906
TOTAL JUST VALUE		396,253
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006507			05/18/2023
22012911	NEW CONSTR	368,947	08/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/1444	7/03/2024	QC	U	I	11	100
GRANTOR: O'CONNOR SEAN J & ROS						
GRANTEE: O'CONNOR KAITLYN A						
2652/354	7/05/2023	SW	Q	I	02	447,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: OCONNOR ROSEANNE V						

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	823.00	SF	10.00	10.00	100	2024	2023		100	8,230	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,0] W16 S12 W20 N12 W13 S62 E2 S1 E10 N1 E2 N5 N8 E6 N3 E29 N46 $
FSP=[YR=2023;ORIG=44,0] E20 S12 W20 N12 $
FOP=[YR=2023;ORIG=45,49] E6 S8 W6 N8 $
FGR=[YR=2023;ORIG=51,46] E29 S20 W10 S1 W19 N10 N8 N3 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,230

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	000100	C	RES	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