LOT 154
HAMPTON LAKES PHASE V-B
OR 2445/712

RUFFNER ROBERT D & HOLLYANNE M L/E/
85435 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0154-0000

BUILDING CHARACTERISTICS

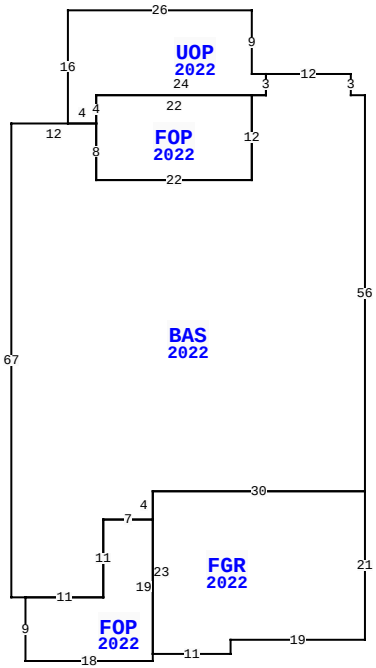
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	2,747	100	2022	2,747	425,241
FGR	652	55	2022	359	55,574
FOP	239	30	2022	72	11,146
FOP	264	30	2022	79	12,230
UOP	334	20	2022	67	10,372
TOTALS	4,236			3,324	514,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,324	117.8612	155.58	517,148	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2747 HX Base Yr 2023



85435 STONEHURST PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		514,562
TOTAL MARKET OB/XF VALUE		10,375
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		599,937
SOH/AGL Deduction		166,916
ASSESSED VALUE		433,021
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		382,299
TOTAL JUST VALUE		599,937
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		575,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013598	CO ISSUED	0	09/07/2022
21009424	NEW CONSTR	459,034	11/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2783/244	4/24/2025	LE	U	I	11	100
GRANTOR: RUFFNER ROBERT D & HO						
GRANTEE: HUGHES LAURA ANNE						
2592/0725	9/08/2022	WD	Q	I	01	571,500
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: RUFFNER ROBERT D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W2 N3 W12 UOP=[YR=2022] W2 N9 W26 S16 E4
FOP=[YR=2022] N4 E22 S12 W22 N8$ N4 E24 N3$ S3 W2 S12 W22 N8
W12 S67 E2 FOP=[YR=2022] S9 E18 N1 FGR=[YR=2022] E11 N2 E19
N21 W30 S23$ N19 W7 S11 W11$ E11 N11 E7 N4 E30 N56$.

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	1,048.00	SF	10.00	10.00	100	2022	2022	3	99	10,375	

LAND DESCRIPTION

TOTAL OB/XF 10,375

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 02/15/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS