LOT 157
HAMPTON LAKES PHASE V-B
OR 2445/712

KOESTER KURT & DIANA
85395 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0157-0000

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	06	Quality Level 06

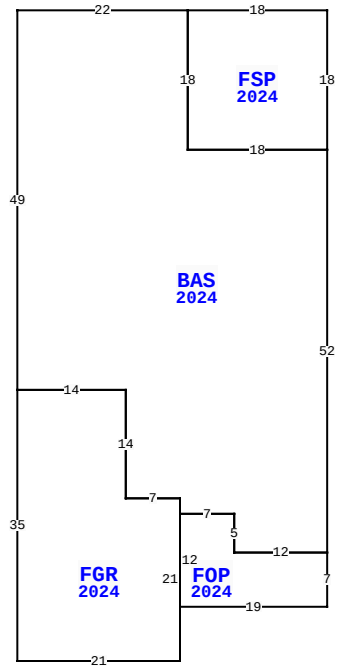
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,098	100	2024	2,098	373,003
FGR	637	55	2024	350	62,227
FOP	168	30	2024	50	8,890
FSP	324	40	2024	130	23,113
TOTALS	3,227			2,628	467,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,628	134.6880	177.79	467,232	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2098 HX Base Yr 2024



85395 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		467,232
TOTAL MARKET OB/XF VALUE		4,043
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		546,275
SOH/AGL Deduction		9,659
ASSESSED VALUE		536,616
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		485,894
TOTAL JUST VALUE		546,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		521,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007637			06/14/2023
22012935	NEW CONSTR	348,681	08/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2653/992	6/21/2023	WD	Q	I	01	615,300
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: KOESTER KURT & DIAN						
2457/1754	4/30/2021	SW	Q	V	05	3,319,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E22 S18 E18 S52 W12 N5 W7 N2 W7 N14 W14 N49 $
FGR=[YR=2024;ORIG=10,59] E14 S14 E7 S21 W21 N35 $
FSP=[YR=2024;ORIG=32,10] E18 S18 W18 N18 $
FOP=[YR=2024;ORIG=31,75] E7 S5 E12 S7 W19 N12 $
.

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	0810	CONCRETE A	0	100	0	0	622.00	SF	6.50	6.50	100	2024	2023		100	4,043	

LAND DESCRIPTION

TOTAL OB/XF 4,043

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 08/02/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS