LOT 167
HAMPTON LAKES PHASE V-B
OR 2445/712

B&R PETRONE FAMILY TRUST/PETRONE RIHARD TRUSTEE
85347 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0167-0000

NASSAU COUNTY PROPERTY

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 50
Interior Floo	14	CARPET 50
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
Quality	06	Quality Level 06

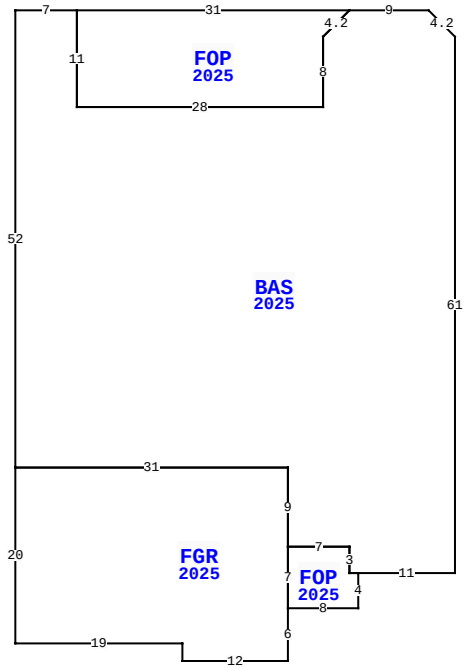
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,490	100	2025	2,490	410,377
FGR	644	55	2025	354	58,343
FOP	53	30	2025	16	2,637
FOP	313	30	2025	94	15,492
TOTALS	3,500			2,954	486,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,954	124.8555	164.81	486,849	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 2490 HX Base Yr



85347 STONEHURST PKWY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	486,849
TOTAL MARKET OB/XF VALUE	9,319
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	571,168
SOH/AGL Deduction	0
ASSESSED VALUE	571,168
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	571,168
TOTAL JUST VALUE	571,168
NCON VALUE	496,168
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001635	NEW S/F/R - 3502	470,287	02/09/2024
230007665	HTD2479 G643 P380	470,287	06/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2742/1663	9/30/2024	WD	Q	I	01	593,400
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: B&R PETRONE FAMILY						
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

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	0811	CONCRETE B	0	0	0	0	846.00	SF	5.20	5.20	100	2025	2024		100	4,399	
2	0462	ST/AL FNC	0	0	108	4	432.00	SF	10.00	10.00	100	2025	2024		100	4,320	
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=80,0] W9 D3L3 S8 W28 N11 W7 S52 E31 S9 E7 S3 E1 E11 N61 U3L3 $
FOP=[YR=2025;ORIG=72,68] N4 W1 N3 W7 S7 E8 $
FGR=[YR=2025;ORIG=64,74] N6 N7 N9 W31 S20 E19 S2 E12 $
FOP=[YR=2025;ORIG=40,0] S11 E28 N8 U3R3 W31 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,319

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	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 07/01/2024 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS