

LOT 46
HAMPTON LAKES PHASE V-A
OR 2409/1745

MANSFIELD CHARLES F & THERESA
85288 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0046-0000



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 80
Interior Floo	14	CARPET 20
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	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	2022	2,282	292,677
FGR	587	55	2022	323	41,427
FOP	25	30	2022	8	1,026
FOP	165	30	2022	50	6,413
PTO	875	5	2024	44	5,643
TOTALS	3,934			2,707	347,185

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
2	0912	SCRN RM G

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,707	123.3792	129.55	350,692	2022	2022	0	0	1.00	99.00
1 SINGLE FAM 100% - 2023 Heated Area: 2282 HX Base Yr 2023											
85288 STONEHURST PKWY, FERNANDINA BEACH											
BLD DATE 03/06/2023 NW LGL DATE 05/17/2024 MLU											
XF DATE 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
2	0912	SCRN RM G	0	100	35	25		875.00	SF	21.00			93	17,089	

LAND DESCRIPTION										TOTAL OB/XF							17,089	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.25	200,000.00	250,000.00		

NASSAU COUNTY PROPERTY										PAGE 1 of 1			
VALUATION SUMMARY										4			
VALUATION BY										STANDARD			
Tax Group: 4										Tax Dist:			
BUILDING MARKET VALUE										347,185			
TOTAL MARKET OB/XF VALUE										17,089			
TOTAL LAND VALUE - MARKET										250,000			
TOTAL MARKET VALUE										614,274			
SOH/AGL Deduction										171,738			
ASSESSED VALUE										442,536			
TOTAL EXEMPTION VALUE										51,411			
BASE TAXABLE VALUE										391,125			
TOTAL JUST VALUE										614,274			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										611,351			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008679	SCRN ENCL	29,085	07/07/2023
22017508	CO ISSUED	0	11/28/2022
22008055	NEW CONSTR	376,981	05/24/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2605/0800	11/29/2022	SW	Q	I	01	644,800	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: MANSFIELD CHARLES F							
2595/1570	10/06/2022	SW	U	V	37	1,000,800	
GRANTOR: AG ESSENTIAL HOUSING							
GRANTEE: LENNAR HOMES LLC							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2022;ORIG=0,0] W16 S11 W15 N11 W16 S66 E13 N5 N5 E5 N10 E4 N1 E25 N45 \$									
PTO=[YR=2024;ORIG=0,0] W35 N25 E35 S25 \$									
FGR=[YR=2022;ORIG=-29,61] S3 E9 S2 E20 N21 W25 S1 W4 S15 \$									
FOP=[YR=2022;ORIG=-16,0] W15 S11 E15 N11 \$									
FOP=[YR=2022;ORIG=-34,61] E5 N5 W5 S5 \$									