LOT 47
HAMPTON LAKES PHASE V-A
OR 2409/1745

FISCHER TENANCY BY THE ENTIRETIES TRUST/FISCHER ER
85296 STONEHURST PARKWAY
FERNANDNINA BEACH, FL 32034

2026

13-2N-27-0724-0047-0000

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 60
Interior Floo	14	CARPET 40
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

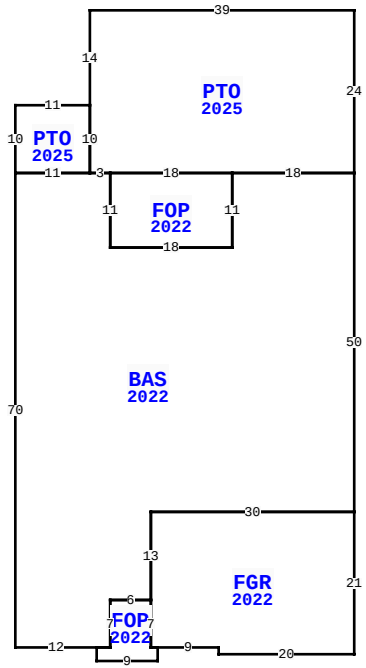
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,660	100	2022	2,660	317,325
FGR	620	55	2022	341	40,680
FOP	60	30	2022	18	2,147
FOP	198	30	2022	59	7,039
PTO	110	5	2025	6	716
PTO	936	5	2025	47	5,607
TOTALS	4,584			3,131	373,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,131	114.7608	120.50	377,286	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 2660 HX Base Yr 2023



85296 STONEHURST PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/17/2024 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		373,513
TOTAL MARKET OB/XF VALUE		19,066
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		592,579
SOH/AGL Deduction		234,430
ASSESSED VALUE		358,149
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		306,738
TOTAL JUST VALUE		592,579
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		587,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006082	NEW SCREEN ENCLOS	15,500	05/21/2024
22017968	CO ISSUED	0	12/07/2022
22006867	NEW CONSTR	439,055	05/03/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/0295	11/29/2022	SW	Q	I	01	481,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: FISCHER TENANCY BY						
2595/1570	10/06/2022	SW	U	V	37	1,000,800
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

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
2	0912	SCRN RM G	0	100	39	24	936.00	SF	21.00	21.00	100	2025	2024		97	19,066	

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W18 S11 W18 N11 W3 W11 S70 E12 E2 N7 E6 N13 E30 N50 $
FGR=[YR=2022;ORIG=-29,70] E9 S1 E20 N21 W30 S13 S7 E1 $
FOP=[YR=2022;ORIG=-18,0] W18 S11 E18 N11 $
FOP=[YR=2022;ORIG=-38,70] S2 E9 N2 W1 N7 W6 S7 W2 $
PTO=[YR=2025;LABEL=paver pto-scrn enclsr;ORIG=0,0] W18 W18 W3 N10 N14 E39 S24 $
PTO=[YR=2025;ORIG=-39,-10] W11 S10 E11 N10 $
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LAND DESCRIPTION

TOTAL OB/XF 19,066

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	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/27/2025 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS