LOT 48
HAMPTON LAKES PHASE V-A
OR 2409/1745

GREEN ROBERT L III & CHRISTINE E
85304 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0048-0000

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 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
Quality	04	Quality Level 04

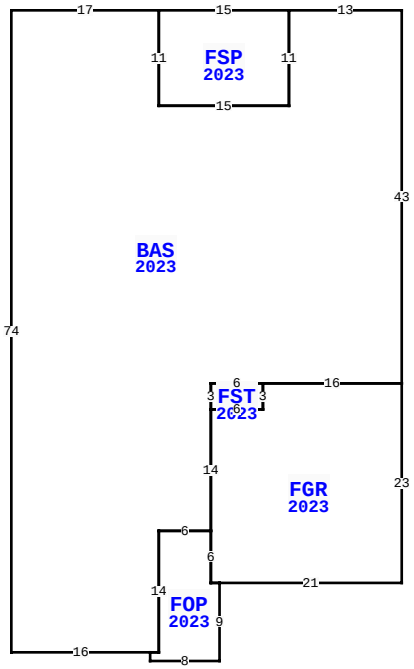
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,399	100	2023	2,399	300,906
FGR	488	55	2023	268	33,615
FOP	100	30	2023	30	3,763
FSP	165	40	2023	66	8,278
FST	18	55	2023	10	1,255
TOTALS	3,170			2,773	347,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,773	120.0528	126.06	349,564	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2026 Heated Area: 2399 HX Base Yr



85304 STONEHURST PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		347,816
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		547,816
SOH/AGL Deduction		0
ASSESSED VALUE		547,816
TOTAL EXEMPTION VALUE	13	547,816
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		547,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		539,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001779	CO ISSUED	0	02/09/2023
22007159	NEW CONSTR	393,679	05/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/33	5/31/2023	WD	Q	I	01	650,000
GRANTOR: STANCIN SARA BETH & J						
GRANTEE: GREEN ROBERT L III						
2625/1412	3/15/2023	SW	Q	I	01	463,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: STANCIN SARA BETH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,0] W13 S11 W15 N11 W17 S74 E16 E1 N14 E6 N14 N3 E6 E16 N43 $
FSP=[YR=2023;ORIG=52,0] E15 S11 W15 N11 $
FOP=[YR=2023;ORIG=52,60] E6 S6 E1 S9 W8 N1 E1 N14 $
FGR=[YR=2023;ORIG=64,43] E16 S23 W21 W1 N6 N14 E6 N3 $
FST=[YR=2023;ORIG=58,43] E6 S3 W6 N3 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS