LOT 53
HAMPTON LAKES PHASE V-B
OR 2445/712

**ALBERSTADT NORBERT F/MURPHY LYNNE M**
85344 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

**2026**

**13-2N-27-0724-0053-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

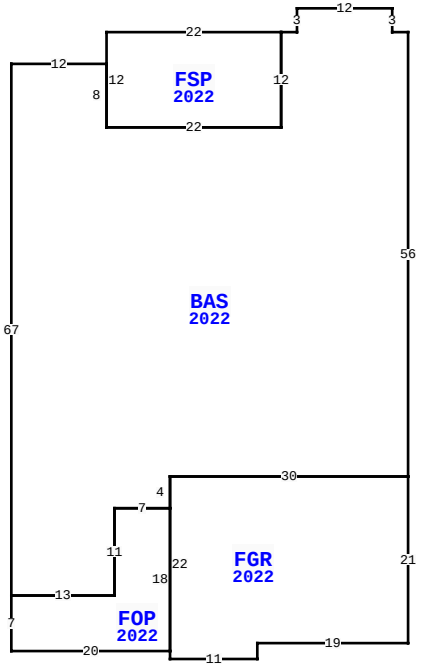
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 90 |
| Interior Floo | 14 | CARPET 10 |
| Air Condition | 03 | CENTRAL 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 | 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 | 2,747 | 100 | 2022 | 2,747 | 447,145 |
| FGR | 652 | 55 | 2022 | 359 | 58,437 |
| FOP | 217 | 30 | 2022 | 65 | 10,580 |
| FSP | 264 | 40 | 2022 | 106 | 17,255 |
| TOTALS | 3,880 | | | 3,277 | 533,416 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,277 | 118.2844 | 164.42 | 538,804 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SNGL FAM 100% - 2023 Heated Area: 2747 HX Base Yr 2023




85344 STONEHURST PKWY, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/17/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 533,416 |
| TOTAL MARKET OB/XF VALUE | | 62,722 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 796,138 |
| SOH/AGL Deduction | | 210,114 |
| ASSESSED VALUE | | 586,024 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 534,613 |
| TOTAL JUST VALUE | | 796,138 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 751,551 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230005925 | POOL ENCL | 12,000 | 05/08/2023 |
| 23001004 | SWIM POOL | 96,000 | 01/24/2023 |
| 22017467 | CO ISSUED | 0 | 11/28/2022 |
| 21017174 | NEW CONSTR | 454,752 | 12/10/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2609/0300 | 11/29/2022 | WD | Q | I | 01 | 822,700 |
| GRANTOR: RIVERSIDE HOMES OF NO | | | | | | |
| GRANTEE: ALBERSTADT NORBERT | | | | | | |
| 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=2022;ORIG=0,0] W2 N3 W12 S3 W2 S12 W22 N8 W12 S67 E13 N11 E7 N4 E30 N56 $
FGR=[YR=2022;ORIG=-30,78] S1 E11 N2 E19 N21 W30 S22 $
FSP=[YR=2022;ORIG=-16,0] W22 S12 E22 N12 $
FOP=[YR=2022;ORIG=-50,71] S7 E20 N18 W7 S11 W13 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2022 | 2022 | 3 | 99 | 1,980 | |
| 3 | 0860 | POOL/SPA | 0 | 100 | 11 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 2024 | 2023 | 04 | 100 | 50,000 | |
| 4 | 0912 | SCRN RM G | 0 | 100 | 25 | 22 | 550.00 | SF | 21.00 | 21.00 | 100 | 2024 | 2023 | | 93 | 10,742 | |

## LAND DESCRIPTION

TOTAL OB/XF 62,722

| 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 08/02/2023 BY NW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS