LOT 54
HAMPTON LAKES PHASE V-B
OR 2445/712

WHITE DAVID ASHLEY & LINDSEY B
85352 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0054-0000

BUILDING CHARACTERISTICS

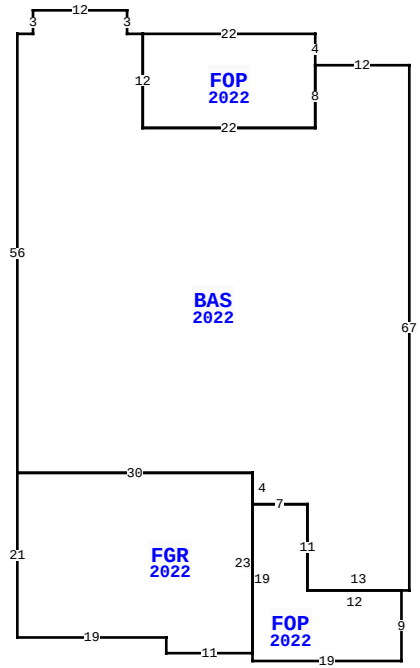
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	479,915
FGR	652	55	2022	359	62,719
FOP	248	30	2022	74	12,928
FOP	264	30	2022	79	13,802
TOTALS	3,911			3,259	569,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,259	126.9600	176.47	575,116	2022	2022	0	0	0	1.00	99.00

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



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

85352 STONEHURST PKWY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		569,365
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		769,365
SOH/AGL Deduction		164,180
ASSESSED VALUE		605,185
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		553,774
TOTAL JUST VALUE		769,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		749,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006577	CO ISSUED	0	04/27/2022
21006790	NEW CONSTR	402,955	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2562/1487	4/28/2022	WD	Q	I	02	671,400
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: WHITE DAVID ASHLEY						
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] W12 FOP=[YR=2022] N4 W22 S12 E22 N8$ S8 W22 N12 W2 N3 W12 S3 W2 S56FGR=[YR=2022] S21 E19 S2 E11 FOP=[YR=2022] S1 E19 N9 W12 N11 W7 S19$ N23 W30$ E30 S4 E7 S11 E13 N67$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS