LOT 55
HAMPTON LAKES PHASE V-B
OR 2445/712

VOSS FREDERICK & CINDY L/E/
85360 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

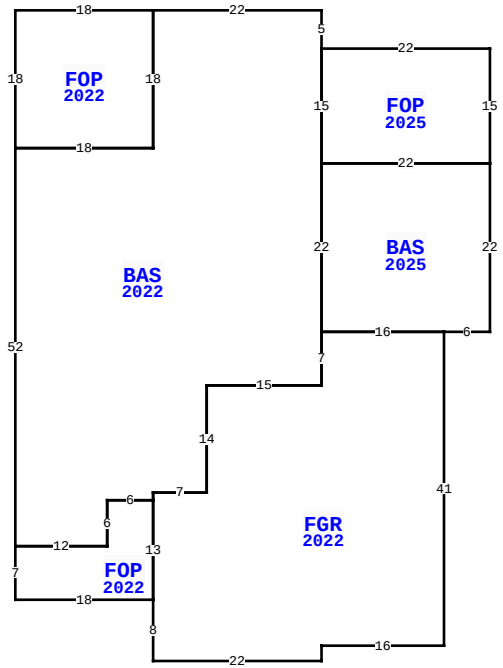
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	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	2,076	100	2022	2,076	335,004
BAS	484	100	2025	484	78,103
FGR	1,350	55	2022	742	119,737
FOP	162	30	2022	49	7,907
FOP	324	30	2022	97	15,653
FOP	330	30	2025	99	15,976
TOTALS	4,726			3,547	572,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,547	117.2655	163.00	578,161	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2023 Heated Area: 2560 HX Base Yr 2023



85360 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		572,379
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		822,379
SOH/AGL Deduction		137,461
ASSESSED VALUE		684,918
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		633,507
TOTAL JUST VALUE		822,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		829,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004237	ADDITION BACK PAT	120,000	04/12/2024
22018939	SWIM POOL	86,968	12/30/2022
22013398	CO ISSUED	0	08/31/2022
21008616	NEW CONSTR	351,563	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/0148	2/22/2023	WD	U	I	11	100
GRANTOR: VOSS FREDERICK & CIND						
GRANTEE: WHITE LINDSEY BROOK						
2589/1235	8/31/2022	WD	Q	I	01	611,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: VOSS FREDERICK & CI						

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	0860	POOL/SPA	0	100	16	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W22 S18 W18 S52 E12 N6 E6 N1 E7 N14 E15 N7 N22 N15 N5 $
FGR=[YR=2022;ORIG=-22,77] S8 E22 N2 E16 N41 W16 S7 W15 S14 W7 S1 S13 $
BAS=[YR=2025;ORIG=0,42] E16 E6 N22 W22 S22 $
FOP=[YR=2025;ORIG=0,20] E22 N15 W22 S15 $
FOP=[YR=2022;ORIG=-22,0] W18 S18 E18 N18 $
FOP=[YR=2022;ORIG=-40,70] S7 E18 N13 W6 S6 W12 $
.

LAND DESCRIPTION

TOTAL OB/XF 50,000

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 01/30/2025 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS