LOT 57
HAMPTON LAKES PHASE V-B
OR 2445/712

SHAMROCK HOMESTEAD TRUST/ZIMMER JOSEPH H TRUSTEE
85376 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0057-0000

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 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

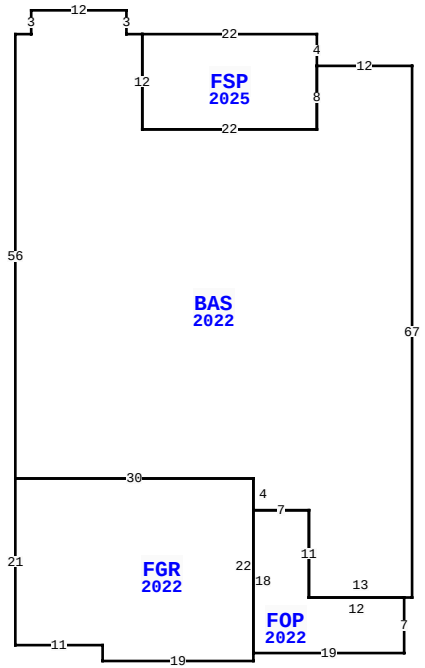
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,747	100	2022	2,747	476,326
FGR	668	55	2022	367	63,637
FOP	210	30	2022	63	10,924
FSP	264	40	2025	106	18,380
TOTALS	3,889			3,283	569,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,283	126.0078	175.15	575,017	2022	2022	0	0	0	1.00	99.00

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



85376 STONEHURST PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		569,267
TOTAL MARKET OB/XF VALUE		59,800
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		829,067
SOH/AGL Deduction		150,600
ASSESSED VALUE		678,467
TOTAL EXEMPTION VALUE	HX HB DW	61,411
BASE TAXABLE VALUE		617,056
TOTAL JUST VALUE		829,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		803,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP230015772	IN GROUND FIBERGL	76,466	12/11/2023
B230015636	SCRN ENCLSR (900	11,000	12/07/2023
22013717	CO ISSUED	0	09/09/2022
21010290	NEW CONSTR	458,942	11/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2620/0009	12/19/2022	WD	U	I	11	100
GRANTOR: ZIMMER JOSEPH H &						
GRANTEE: SHAMROCK HOMESTEAD						
2590/1516	9/09/2022	WD	Q	I	01	615,300
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: ZIMMER JOSEPH H & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W12 S8 W22 N12 W2 N3 W12 S3 W2 S56 E30 S4 E7 S11 E13 N67 $
FGR=[YR=2022;ORIG=-50,52] S21 E11 S2 E19 N1 N22 W30 $
FSP=[YR=2025;ORIG=-12,0] N4 W22 S12 E22 N8 $
FOP=[YR=2022;ORIG=-20,74] E19 N7 W12 N11 W7 S18 $
.

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	0	0	972.00	SF	21.00	21.00	100	2025	2024		97	19,800	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2025	2024	03	100	40,000	

LAND DESCRIPTION

TOTAL OB/XF 59,800

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 06/27/2024 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS