LOT 62
HAMPTON LAKES PHASE V-B
OR 2445/712

PRUDHOMME PAUL J & CATHY VALDEZ L/E/
85416 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0062-0000

BUILDING CHARACTERISTICS

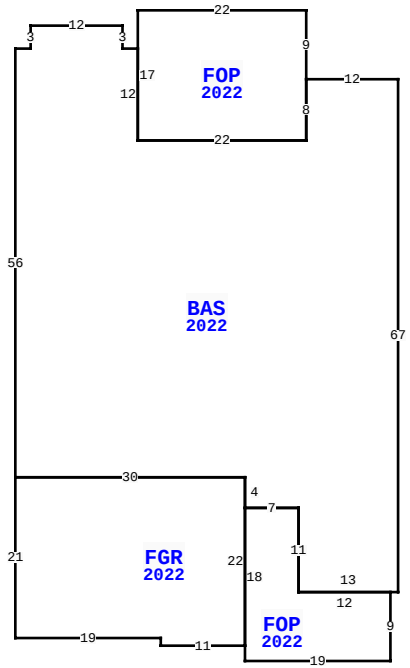
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	641	55	2022	353	57,460
FOP	248	30	2022	74	12,045
FOP	374	30	2022	112	18,231
TOTALS	4,010			3,286	534,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,286	118.2844	164.42	540,284	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	

85416 STONEHURST PKWY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		534,881
TOTAL MARKET OB/XF VALUE		17,820
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		752,701
SOH/AGL Deduction		253,751
ASSESSED VALUE		498,950
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		447,539
TOTAL JUST VALUE		752,701
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		745,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005984	CO ISSUED	0	03/29/2022
21005984	NEW CONSTR	402,237	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2746/1989	10/30/2024	LE	U	I	11	100
GRANTOR: PRUDHOMME PAUL JOSEPH						
GRANTEE: PRUDHOMME FAMILY TR						
2556/1204	3/25/2022	WD	Q	I	02	672,100
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: PRUDHOMME PAUL JOSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 FOP=[YR=2022] N9 W22 S17 E22 N8$ S8 W22 N12 W2 N3 W12 S3 W2 S56 FGR=[YR=2022] S21 E19 S1 E11 FOP=[YR=2022] S2 E19 N9 W12 N11 W7 S18$ N22 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
2	0991	TENNIS CRT	0	100	0	0	1.00	UT	18,000.00	18,000.00	100	2024	2023		99	17,820	

LAND DESCRIPTION

TOTAL OB/XF 17,820

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 07/01/2024 BY KWX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS