LOT 66
HAMPTON LAKES PHASE V-B
OR 2445/712

MARKUSON MICHAEL DEAN & SUZANNE
85448 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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
Quality	04	Quality Level 04

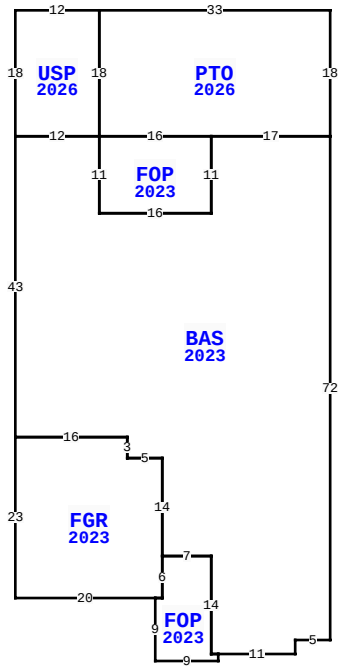
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,410	100	2023	2,410	296,434
FGR	468	55	2023	257	31,611
FOP	115	30	2023	34	4,182
FOP	176	30	2023	53	6,519
PTO	594	5	2026	30	3,690
USP	216	30	2026	65	7,995
TOTALS	3,979			2,849	350,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,849	117.7344	123.62	352,193	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 2410 HX Base Yr 2024



85448 STONEHURST PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		350,432
TOTAL MARKET OB/XF VALUE		12,474
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		562,906
SOH/AGL Deduction		0
ASSESSED VALUE		562,906
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		511,495
TOTAL JUST VALUE		562,906
NCON VALUE		21,524
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		531,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250012470	NW SCRN ENCLSR	29,771	11/10/2025
230003948	CO	391,923	03/24/2023
22011253	NEW CONSTR	384,962	07/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2636/1586	5/04/2023	SW	Q	I	02	475,800
GRANTOR: LENNNAR HOMES LLC						
GRANTEE: MARKUSON MICHAEL DE						
2638/240	5/03/2023	SW	U	V	30	2,155,400
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,0] W17 S11 W16 N11 W12 S43 E16 S3 E5 S14 E7 S14 E1 E11 N2 E5 N72 $
PTO=[YR=2026;ORIG=37,-18] E33 S18 W17 W16 N18 $
FGR=[YR=2023;ORIG=25,43] E16 S3 E5 S14 S6 W1 W20 N23 $
USP=[YR=2026;ORIG=25,-18] E12 S18 W12 N18 $
FOP=[YR=2023;ORIG=37,0] E16 S11 W16 N11 $
FOP=[YR=2023;ORIG=46,60] E7 S14 E1 S1 W9 N9 E1 N6 $
.

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	33	18	594.00	SF	21.00	21.00	100	2026	2025		100	12,474	

LAND DESCRIPTION

TOTAL OB/XF 12,474

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