LOT 69
HAMPTON LAKES PHASE V-B
OR 2445/712

MCCLURE GREGORY H & KRISTIE A REV TRUST/MCCLURE GR
85472 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0069-0000

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 100
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

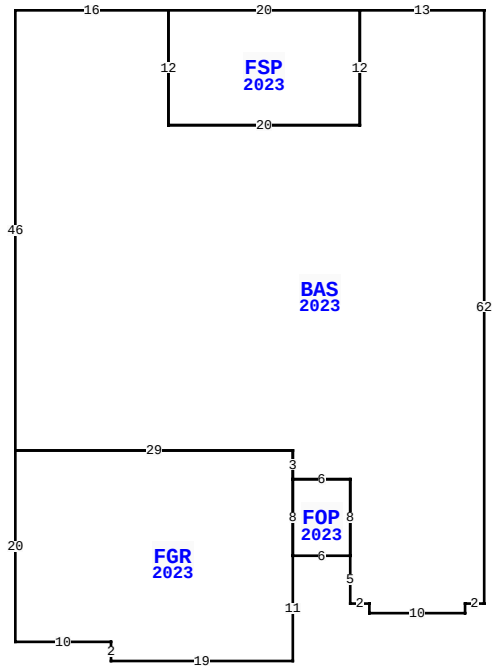
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,266	100	2023	2,266	293,513
FGR	618	55	2023	340	44,040
FOP	48	30	2023	14	1,814
FSP	240	40	2023	96	12,435
TOTALS	3,172			2,716	351,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,716	123.9840	130.18	353,569	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 2266 HX Base Yr 2024



85472 STONEHURST PKWY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		351,801
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		551,801
SOH/AGL Deduction		0
ASSESSED VALUE		551,801
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		500,390
TOTAL JUST VALUE		551,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		545,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003660	CO		03/20/2023
22011238	NEW CONSTR	368,947	07/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2778/705	3/28/2025	QC	U	I	11	100
GRANTOR: MCCLURE GREGORY HUGH						
GRANTEE: MCCLURE GREGORY H &						
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=90,0] W13 S12 W20 N12 W16 S46 E29 S3 E6 S8 S5 E2 S1 E10 N1 E2 N62 $
FSP=[YR=2023;ORIG=57,0] E20 S12 W20 N12 $
FOP=[YR=2023;ORIG=76,49] W6 S8 E6 N8 $
FGR=[YR=2023;ORIG=41,46] E29 S3 S8 S11 W19 N2 W10 N20 $
.

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