LOT 85
HAMPTON LAKES PHASE V-B
OR 2445/712

YOUNG RONALD WILLIAM & LISA A
85600 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0085-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	04	Quality Level 04

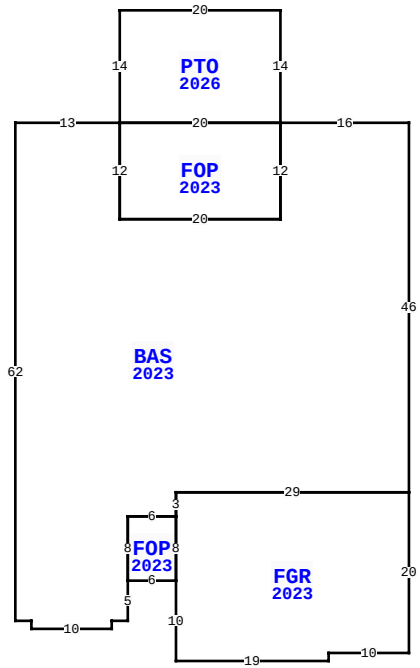
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,266	100	2023	2,266	273,942
FGR	599	55	2023	329	39,774
FOP	48	30	2023	14	1,692
FOP	240	30	2023	72	8,704
PTO	280	5	2026	14	1,692
TOTALS	3,433			2,695	325,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,695	115.7184	121.50	327,442	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2026 Heated Area: 2266 HX Base Yr 2026



85600 STONEHURST PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		325,805
TOTAL MARKET OB/XF VALUE		5,880
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		406,685
SOH/AGL Deduction		2,521
ASSESSED VALUE		404,164
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		352,753
TOTAL JUST VALUE		406,685
NCON VALUE		7,573
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250000088	20X14 SCREEN ENCL	9,500	01/06/2025
230007414			06/09/2023
22018301	NEW CONSTR	426,761	12/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2823/263	10/06/2025	WD	Q	I	01	510,000
GRANTOR: MARIN LISA LIVING TRU						
GRANTEE: YOUNG RONALD WILLIA						
2719/1397	6/14/2024	SW	U	I	11	100
GRANTOR: MARIN LISA						
GRANTEE: MARIN LISA LIVING T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,0] W16 S12 W20 N12 W13 S62 E2 S1 E10 N1 E2 N5 N8 E6 N3 E29 N46 $
FGR=[YR=2023;ORIG=51,46] E29 S20 W10 S1 W19 N10 N8 N3 $
FOP=[YR=2023;ORIG=44,0] E20 S12 W20 N12 $
FOP=[YR=2023;ORIG=45,49] E6 S8 W6 N8 $
PTO=[YR=2026;ORIG=44,-14] E20 S14 W20 N14 $
.

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	20	14	280.00	SF	21.00	21.00	100	2026	2025		100	5,880	

LAND DESCRIPTION

TOTAL OB/XF 5,880

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 06/13/2025 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS