

LOT 89
HAMPTON LAKES PHASE V-B
OR 2445/712

MORGAN CARY LEE & DENICE ANNE
85632 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0089-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																										
Exterior Wall	31	HARDIE BRD 100	0100	01	2,765	119.0448	125.00	345,625	2023	2023	0	0	0	0.50	99.50	STANDARD																										
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2024										Heated Area: 2424			HX Base Yr 2024																										
Roof Cover	03	COMP SHNGL 100																																								
Interior Wall	05	DRYWALL 100																																								
Interior Floor	11	CLAY TILE 70																																								
Interior Floor	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		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	2,424	100	2024	2,424	301,485																																					
FGR	468	55	2024	257	31,964																																					
FOP	85	30	2024	26	3,234																																					
FOP	165	30	2024	50	6,219																																					
FST	15	55	2024	8	995																																					
TOTALS	3,157			2,765	343,897																																					
EXTRA FEATURES						85632 STONEHURST PKWY, FERNANDINA BEACH																																				
L N	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	21	693.00	SF	21.00	21.00	100	2025	2024		97	14,116																											
3	0860	POOL/SPA	0 100	27	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000																											