LOT 103
HAMPTON LAKES PHASE V-B
OR 2445/712

PENNER MATTHEW JOHN & PATRICIA ANNE
85744 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0103-0000

BUILDING CHARACTERISTICS

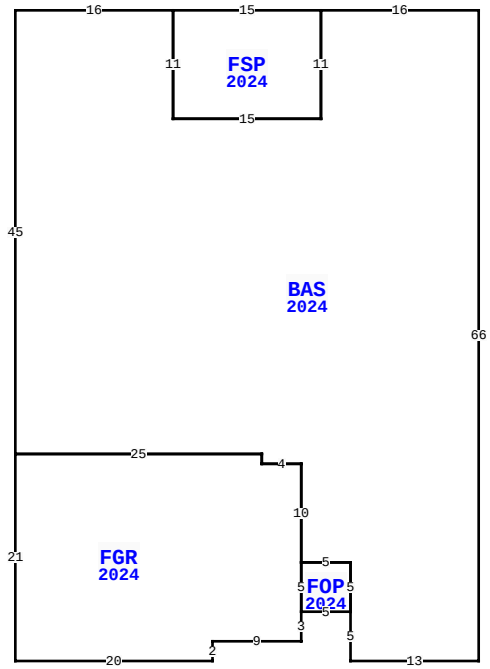
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,282	100	2024	2,282	286,231
FGR	587	55	2024	323	40,513
FOP	25	30	2024	8	1,003
FSP	165	40	2024	66	8,278
TOTALS	3,059			2,679	336,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,679	120.0528	126.06	337,715	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 2282 HX Base Yr 2024



85744 STONEHURST PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		336,026
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		411,026
SOH/AGL Deduction		0
ASSESSED VALUE		411,026
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		359,615
TOTAL JUST VALUE		411,026
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011150	CO ISSUED		09/01/2023
23002652	NEW CONSTR	424,632	02/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2669/1694	9/26/2023	SW	Q	I	02	456,800
GRANTOR: LENNAR HOMES LLC						
GRANTEE: PENNER MATTHEW JOHN						
2660/276	8/07/2023	SW	Q	V	05	1,539,600
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,30] E16 S11 E15 N11 E16 S66 W13 N5 N5 W5 N10 W4 N1 W25 N45 $
FGR=[YR=2024;ORIG=20,75] E25 S1 E4 S10 S5 S3 W9 S2 W20 N21 $
FSP=[YR=2024;ORIG=36,30] E15 S11 W15 N11 $
FOP=[YR=2024;ORIG=49,86] E5 S5 W5 N5 $
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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	000100	C	RES	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 08/14/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS