LOT 104
HAMPTON LAKES PHASE V-B
OR 2445/712

VALLEE DAVID ERNEST
85752 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0104-0000

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
Units		1 100
Quality	04	Quality Level 04

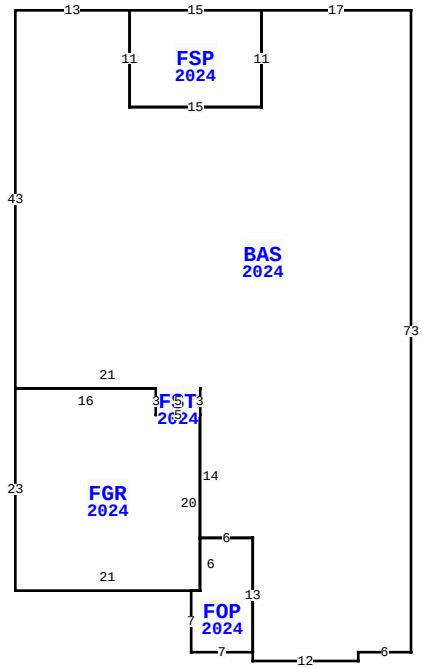
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,424	100	2024	2,424	311,422
FGR	468	55	2024	257	33,018
FOP	85	30	2024	26	3,340
FSP	165	40	2024	66	8,479
FST	15	55	2024	8	1,028
TOTALS	3,157			2,781	357,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,781	122.9760	129.12	359,083	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 2424 HX Base Yr 2024



85752 STONEHURST PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		357,288
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		432,288
SOH/AGL Deduction		1,454
ASSESSED VALUE		430,834
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		379,423
TOTAL JUST VALUE		432,288
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011085	CO ISSUED		08/29/2023
23002654	NEW CONSTR	442,942	02/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2670/1506	9/27/2023	SW	U	I	36	457,100
GRANTOR: LENNAR HOMES LLC						
GRANTEE: VALLEE DAVID ERNEST						
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=10,12] E13 S11 E15 N11 E17 S73 W6 S1 W12 N1 N13 W6 N14 N3 W21 N43 $
FST=[YR=2024;ORIG=31,58] W5 N3 E5 S3 $
FGR=[YR=2024;ORIG=10,55] E16 S3 E5 S20 W21 N23 $
FOP=[YR=2024;ORIG=31,72] E6 S13 W7 N7 E1 N6 $
FSP=[YR=2024;ORIG=23,12] E15 S11 W15 N11 $
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EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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