LOT 105
HAMPTON LAKES PHASE V-B
OR 2445/712

THOMPSON HAL J & BEEBE STEVENS
85760 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0105-0000

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

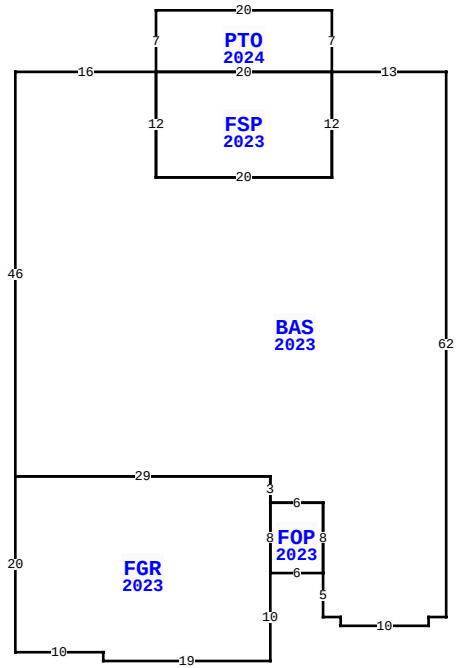
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,266	100	2023	2,266	286,366
FGR	599	55	2023	329	41,577
FOP	48	30	2023	14	1,769
FSP	240	40	2023	96	12,132
PTO	140	5	2024	7	885
TOTALS	3,293			2,712	342,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,712	120.9600	127.01	344,451	2023	2023	0	0	0	0.50	99.50

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



85760 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		342,729
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		417,729
SOH/AGL Deduction		74,174
ASSESSED VALUE		343,555
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		292,144
TOTAL JUST VALUE		417,729
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010273	CO ISSUED		08/10/2023
23002657	NEW CONSTR	429,687	02/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2664/1475	8/30/2023	SW	Q	I	01	461,100
GRANTOR: LENNAR HOMES LLC						
GRANTEE: THOMPSON HAL J & BE						
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=2023;ORIG=31,0] E16 S12 E20 N12 E13 S62 W2 S1 W10 N1 W2 N5 N8 W6 N3 W29 N46 $
FGR=[YR=2023;ORIG=60,46] W29 S20 E10 S1 E19 N10 N8 N3 $
FSP=[YR=2023;ORIG=67,0] W20 S12 E20 N12 $
FOP=[YR=2023;ORIG=66,49] W6 S8 E6 N8 $
PTO=[YR=2024;ORIG=47,0] E20 N7 W20 S7 $
.

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 12/07/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS