LOT 114
HAMPTON LAKES PHASE V-B
OR 2445/712

SIMS MINDY KANG
85699 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0114-0000

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 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		1 100
Quality	04	Quality Level 04

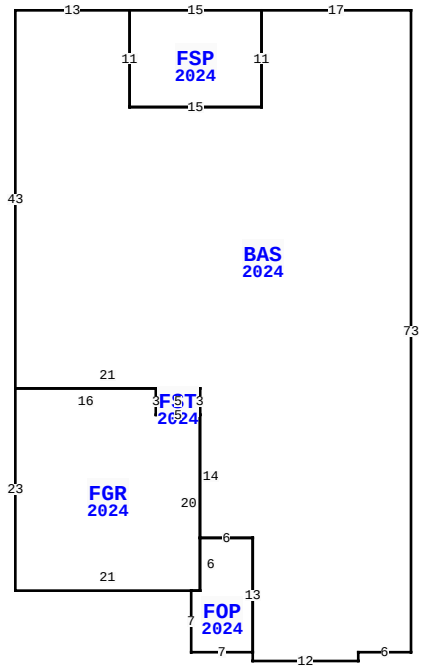
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

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
FSP	165	40	2024	66	8,209
FST	15	55	2024	8	995
TOTALS	3,157			2,781	345,887

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	119.0448	125.00	347,625	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 0% - 2024 Heated Area: 2424 HX Base Yr



85699 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	345,887
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	420,887
SOH/AGL Deduction	0
ASSESSED VALUE	420,887
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	420,887
TOTAL JUST VALUE	420,887
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	413,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010304	CO ISSUED		08/11/2023
230003151	HTD2404 GAR484 P2	442,942	03/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2664/926	8/30/2023	SW	Q	I	01	454,600
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SIMS MINDY KANG						
2660/276	8/07/2023	SW	Q	V	05	1,539,600
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

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

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 $
.

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	000134	C	RES POND	0		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