LOT 117
HAMPTON LAKES PHASE V-B
OR 2445/712

RODRIGUEZ HECTOR JR & STEPHANEY
85669 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0117-0000

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		1 100
Quality	04	Quality Level 04

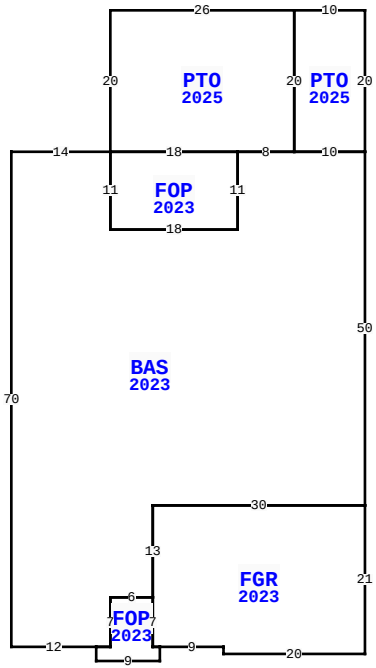
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,660	100	2023	2,660	317,048
FGR	620	55	2023	341	40,644
FOP	60	30	2023	18	2,145
FOP	198	30	2023	59	7,033
PTO	200	5	2025	10	1,192
PTO	520	5	2025	26	3,099
TOTALS	4,258			3,114	371,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,114	114.0846	119.79	373,026	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 2660 HX Base Yr 2024



85669 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		371,161
TOTAL MARKET OB/XF VALUE		10,592
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		456,753
SOH/AGL Deduction		0
ASSESSED VALUE		456,753
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		405,342
TOTAL JUST VALUE		456,753
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005058	(26X20) NEW SCREE	8,500	04/29/2024
230008903	CO ISSUED		07/12/2023
23001269	NEW CONSTR	491,200	01/30/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2655/1686	7/21/2023	SW	Q	I	02	469,300
GRANTOR: LENNAR HOMES LLC						
GRANTEE: RODRIGUEZ HECTOR JR						
2647/788	6/07/2023	SW	Q	V	05	1,077,700
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

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
4	0912	SCRN RM G	0	100	26	20	520.00	SF	21.00	21.00	100	2025	2024		97	10,592	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=62,0] W10 W8 S11 W18 N11 W14 S70 E12 E2 N7 E6 N13 E30 N50 $
FGR=[YR=2023;ORIG=32,50] E30 S21 W20 N1 W9 W1 N7 N13 $
FOP=[YR=2023;ORIG=26,0] E18 S11 W18 N11 $
FOP=[YR=2023;ORIG=26,63] E6 S7 E1 S2 W9 N2 E2 N7 $
PTO=[YR=2025;LABEL=scrn enclsr;ORIG=26,0] E18 E8 N20 W26 S20 $
PTO=[YR=2025;LABEL=paver pto;ORIG=52,-20] E10 S20 W10 N20 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,592

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	000134	C	RES POND	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 01/27/2025 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS