

HUYNH THINH GIA/NGUYEN JENNIFER NET
85621 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

13-2N-27-0724-0121-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 1		4
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								406,594
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
230009933		CO ISSUED				08/02/2023		
23001730		NEW CONSTR		421,708		02/08/2023		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2664/598		8/25/2023		SW	Q	I	01	461,000
GRANTOR: LENNAR HOMES LLC								
GRANTEE: HUYNH THINH GIA								
2652/1812		7/05/2023		SW	Q	V	05	692,900
GRANTOR: AG ESSENTIAL HOUSING								
GRANTEE: LENNAR HOMES LLC								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2024;ORIG=67,30] W16 S11 W15 N11 W16 S66 E13 N5 N5 E5 N10 E4 N1 E25 N45 \$ FGR=[YR=2024;ORIG=67,75] W25 S1 W4 S10 S5 S3 E9 S2 E20 N21 \$ FSP=[YR=2024;ORIG=51,30] W15 S11 E15 N11 \$ FOP=[YR=2024;ORIG=38,86] W5 S5 E5 N5 \$.								
ND UE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV
75,000								
Common: 75,000			PRINTED 07/09/2026 BY SYS					