LOT 128
HAMPTON LAKES PHASE V-B
OR 2445/712

GREENBERG LISA CAROLINE & ROY LEWIS
85565 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0128-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

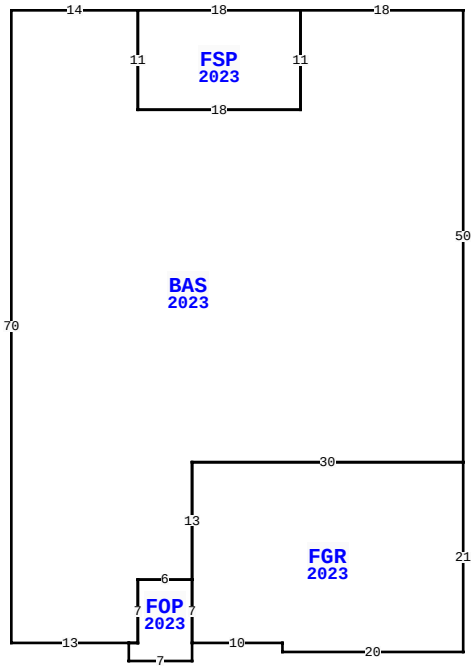
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	313,554
FGR	620	55	2023	341	40,196
FOP	56	30	2023	17	2,004
FSP	198	40	2023	79	9,312
TOTALS	3,534			3,097	365,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,097	112.8288	118.47	366,902	2023	2023	0	0	0	0.50	99.50

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



85565 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		365,067
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		440,067
SOH/AGL Deduction		0
ASSESSED VALUE		440,067
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		388,656
TOTAL JUST VALUE		440,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004036	CO		03/27/2023
22012101	NEW CONSTR	427,484	08/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2639/906	5/12/2023	SW	Q	I	01	457,000
GRANTOR: LENNNAR HOMES LLC						
GRANTEE: GREENBERG LISA CARO						
2638/240	5/03/2023	SW	U	V	30	2,155,400
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,0] W18 S11 W18 N11 W14 S70 E13 E1 N7 E6 N13 E30 N50 $
FSP=[YR=2023;ORIG=44,0] E18 S11 W18 N11 $
FOP=[YR=2023;ORIG=44,63] E6 S7 S2 W7 N2 E1 N7 $
FGR=[YR=2023;ORIG=50,50] E30 S21 W20 N1 W10 N7 N13 $
.

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	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 06/13/2023 BY MLU Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS