

LOT 152
HAMPTON LAKES PHASE V-B
OR 2445/712

COELHO DANIEL A FAM IRRV TRUST/COELHO CYNTHIA FAM
85451 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0152-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMMT 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
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	2,454	100	2022	2,454	436,598
FGR	652	55	2022	359	63,871
FOP	188	30	2022	56	9,963
FOP	324	30	2022	97	17,258
TOTALS	3,618			2,966	527,690

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
4	0911	SCRN RM A
5	0860	POOL/SPA

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,966	129.2876	179.71	533,020	2022	2022	0	0	1.00	99.00
1 SNGL FAM 100% - 2023 Heated Area: 2454 HX Base Yr 2023											
85451 STONEHURST PKWY, FERNANDINA BEACH											

85451 STONEHURST PKWY, FERNANDINA BEACH										BLD DATE		LGL DATE		06/13/2023		MLU	
										XF DATE		LAND DATE					
										INC DATE		AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
1,081.00	SF	18.00	18.00	100	2026	2025		100	19,458								
1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000								

LAND DESCRIPTION			TOTAL OB/XF 69,458													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				527,690	
TOTAL MARKET OB/XF VALUE				69,458	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				672,148	
SOH/AGL Deduction				21,881	
ASSESSED VALUE				650,267	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				598,856	
TOTAL JUST VALUE				672,148	
NCON VALUE				69,458	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				601,904	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240013834	SCRN ENCLOSURE	9,729	12/13/2024
SP240011345	INGROUND SWIMMING	58,718	10/07/2024
22014779	CO ISSUED	0	10/04/2022
21010590	NEW CONSTR	421,271	11/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2596/1516	10/04/2022	WD	Q	I	01
GRANTOR: RIVERSIDE HOMES OF NO					
GRANTEE: COELHO DANIEL A FAM					
2457/1754	4/30/2021	SW	Q	V	05
GRANTOR: AW VENTURE I LLC ET A					
GRANTEE: RIVERSIDE HOMES OF					

BUILDING NOTES															
BUILDING DIMENSIONS															
BAS=[YR=2022;ORIG=0,0] U3L3 W8 D3L3 S8 W29 N11 W7 S51 E30 S9 E7 S4 E13 N61 \$															
FGR=[YR=2022;ORIG=-50,48] S21 E19 S2 E11 N2 N21 W30 \$															
FOP=[YR=2022;ORIG=-11,-3] W32 S11 E29 N8 U3R3 \$															
FOP=[YR=2022;ORIG=-20,69] E20 N8 W13 N4 W7 S12 \$															