LOT 155
HAMPTON LAKES PHASE V-B
OR 2445/712

RISHELL WILLIAM A & CONSTANCE A
85421 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0155-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

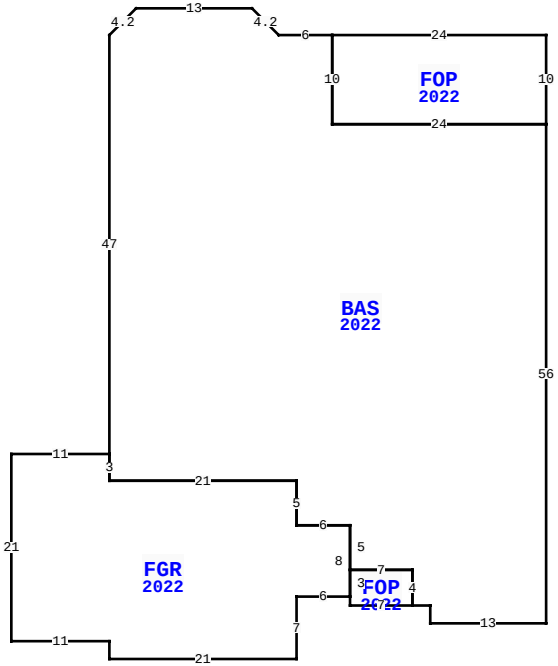
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	2,594	100	2022	2,594	428,275
FGR	699	55	2022	384	63,400
FOP	28	30	2022	8	1,321
FOP	240	30	2022	72	11,887
TOTALS	3,561			3,058	504,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,058	119.9772	166.77	509,983	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2023 Heated Area: 2594 HX Base Yr 2023



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	06/13/2023 MLU
AG DATE	

85421 STONEHURST PKWY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		504,883
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		579,883
SOH/AGL Deduction		33,077
ASSESSED VALUE		546,806
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		495,395
TOTAL JUST VALUE		579,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		567,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018492	CO ISSUED	0	12/16/2022
22002506	NEW CONSTR	434,458	02/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2611/1274	12/16/2022	WD	Q	I	02	668,400
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: RISHELL WILLIAM ART						
2457/1754	4/30/2021	SW	Q	V	05	3,319,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W24 BAS=[YR=2022] W6 U3 L3 W13 L3 D3 S47
FGR=[YR=2022] W11 S21 E11 S2 E21 N7 E6 FOP=[YR=2022] S1 E7
N4 W7 S3$ N8 W6 N5 W21 N3$ S3 E21 S5 E6 S5 E7 S4 E2 S2 E13
N56 W24 N10$ S10 E24 N10$.

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

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	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 02/15/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS