

LOT 156
HAMPTON LAKES PHASE V-B
OR 2445/712

GEBHARD MICHAEL & ARONETTE
85413 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0156-0000



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 Floop	11	CLAY TILE 100
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	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	2,441	100	2024	2,441	452,533
FGR	673	55	2024	370	68,593
FOP	60	30	2024	18	3,337
FOP	324	30	2024	97	17,983
TOTALS	3,498			2,926	542,446

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0860	POOL/SPA	0	100	32	0	1.00	UT	50,000.00
3	0911	SCRN RM A	0	100	14	50	700.00	SF	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,926	134.0440	186.32	545,172	2023	2023	0	0
1 SNGL FAM 100% - 2024 Heated Area: 2441 HX Base Yr									
85413 STONEHURST PKWY, FERNANDINA BEACH									

TOTAL OB/XF									
61,718									

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61,718									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					542,446				
TOTAL MARKET OB/XF VALUE					61,718				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					679,164				
SOH/AGL Deduction					30,784				
ASSESSED VALUE					648,380				
TOTAL EXEMPTION VALUE					13				
BASE TAXABLE VALUE					0				
TOTAL JUST VALUE					679,164				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					640,184				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007843			06/20/2023
230006911	POOL ENCL	14,000	05/25/2023
23002699	SWIM POOL	102,000	02/28/2023
22010931	NEW CONSTR	404,829	07/18/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2651/900	6/23/2023	WD	Q	I	02	847,300	
GRANTOR: RIVERSIDE HOMES OF NO							
GRANTEE: GEBHARD MICHAEL & A							
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									
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BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=9,10] E7 S11 E29 N8 U3R3 E8 D3R3 S61 W11 W1 N4 W7 N9 W31 N51 \$									
FGR=[YR=2024;ORIG=9,61] E31 S9 S8 S6 W11 N2 W20 N21 \$									
FOP=[YR=2024;ORIG=16,10] E32 D3L3 S8 W29 N11 \$									
FOP=[YR=2024;ORIG=40,70] E7 S4 E1 S4 W8 N8 \$									