LOT 166
HAMPTON LAKES PHASE V-B
OR 2445/712

TAULBEE BAILIE MYKAL & COLLIN JAMES
85351 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

**2026**

**13-2N-27-0724-0166-0000**

## 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 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 1 100 |
| Quality | 06 | Quality Level 06 |

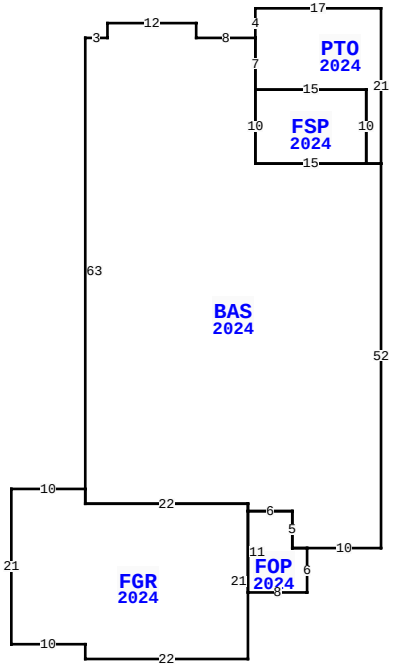
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,333 | 100 | 2024 | 2,333 | 431,025 |
| FGR | 672 | 55 | 2024 | 370 | 68,358 |
| FOP | 78 | 30 | 2024 | 23 | 4,250 |
| FSP | 150 | 40 | 2024 | 60 | 11,085 |
| PTO | 207 | 5 | 2024 | 10 | 1,848 |
| TOTALS | 3,440 | | | 2,796 | 516,565 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,796 | 133.5840 | 185.68 | 519,161 | 2023 | 2023 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SNGL FAM 100% - 2026 Heated Area: 2333 HX Base Yr 2026




85351 STONEHURST PKWY, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 516,565 |
| TOTAL MARKET OB/XF VALUE | | 4,217 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 595,782 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 595,782 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 544,371 |
| TOTAL JUST VALUE | | 595,782 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 579,985 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B240000378 | SCREEN ENCLOSURE | 5,400 | 01/11/2024 |
| 230008450 | | | 06/30/2023 |
| 22015188 | NEW CONSTR | 376,159 | 10/11/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2771/1778 | 2/28/2025 | WD | Q | I | 01 | 727,000 |
| GRANTOR: BROWN STEPHEN & MISTY | | | | | | |
| GRANTEE: TAULBEE BAILIE MYKA | | | | | | |
| 2717/252 | 5/20/2024 | WD | U | I | 11 | 100 |
| GRANTOR: BROWN STEPHEN MICHAEL | | | | | | |
| GRANTEE: BROWN STEPHEN & MIS | | | | | | |

## BUILDING NOTES

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0912 | SCRN RM G | 0 | 100 | 0 | 0 | 207.00 | SF | 21.00 | 21.00 | 100 | 2025 | 2024 | | 97 | 4,217 | |

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E3 N2 E12 S2 E8 S7 S10 E15 E2 S52 W10 W2 N5 W6 N1 W22 N63 $
FGR=[YR=2024;ORIG=32,73] W22 N2 W10 S21 E10 S2 E22 N21 $
PTO=[YR=2024;ORIG=33,6] E17 S21 W2 N10 W15 N7 N4 $
FSP=[YR=2024;ORIG=48,27] W15 N10 E15 S10 $
FOP=[YR=2024;ORIG=32,74] E6 S5 E2 S6 W8 N11 $
.

## LAND DESCRIPTION

TOTAL OB/XF 4,217

| 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 | 000100 | C | RES | 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 07/01/2024 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS