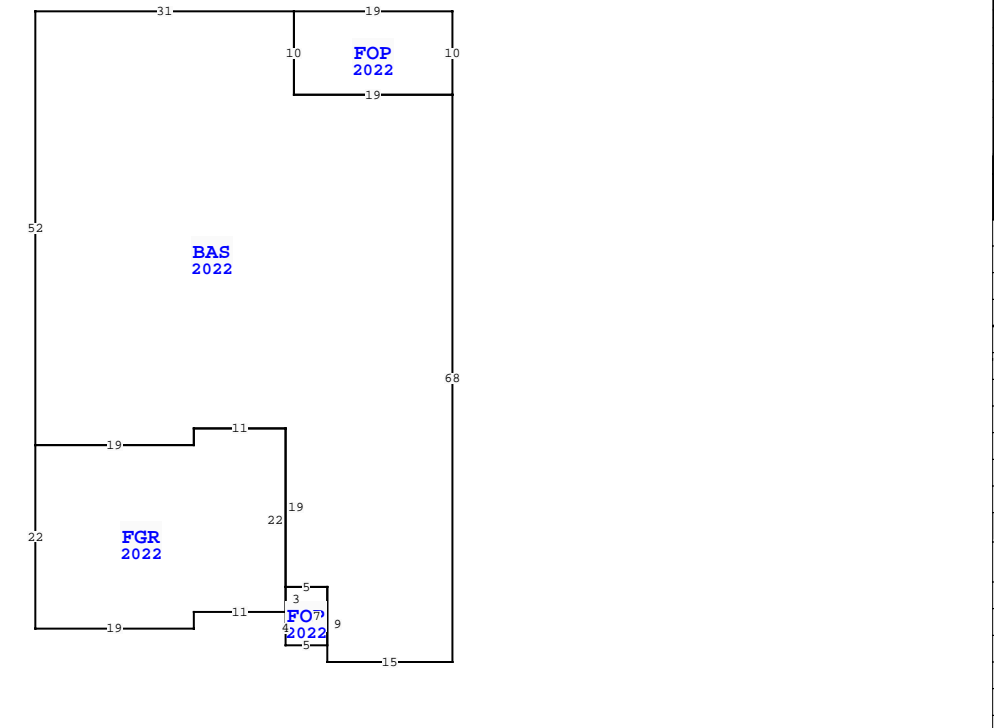


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,293	111.4120	132.30	435,664	2022	2022	0	0	0.00	100.00



Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4077.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,863	100	2,863	378,775
FGR	660	55	363	48,025
FOP	35	30	10	1,323
FOP	190	30	57	7,541
TOTALS	3,748		3,293	435,664

85257 NORTHFIELD CT, FERNANDINA BEACH

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
1	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2022	2022	3	100	5,569	

TOTAL OB/XF									
5,569									

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	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 06/28/2022 BY NW																								
Total Acres: 0.00					Total Land Value: 75,000					Market: 0					Agricultural: 0					Common: 75,000				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		435,664	
TOTAL MARKET OB/XF VALUE		5,569	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		516,233	
SOH/AGL Deduction		0	
ASSESSED VALUE		516,233	
TOTAL EXEMPTION VALUE	HX HB VX	55,000	
BASE TAXABLE VALUE		461,233	
TOTAL JUST VALUE		516,233	
NCON VALUE		441,233	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007879	CO ISSUED	0	05/20/2022
21008283	NEW CONSTR	413,492	09/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2572/0541	5/20/2022	SW Q	Q	I	01	516,600
GRANTOR: RICHMOND AMERICAN H						
GRANTEE: ONTIVEROS JORGE ARM						
2464/0053	5/21/2021	SW Q	Q	V	05	5,279,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS
FOP=[YR=2022] W19 BAS=[YR=2022] W31 S52 FGR=[YR=2022] S22 E19 N2 E11 FOP=[YR=2022] S4 E5 N7 W5 S3\$ N22 W11 S2 W19\$ E19 N2 E11 S19 E5 S9 E15 N68 W19 N10\$ S10 E19 N10\$.