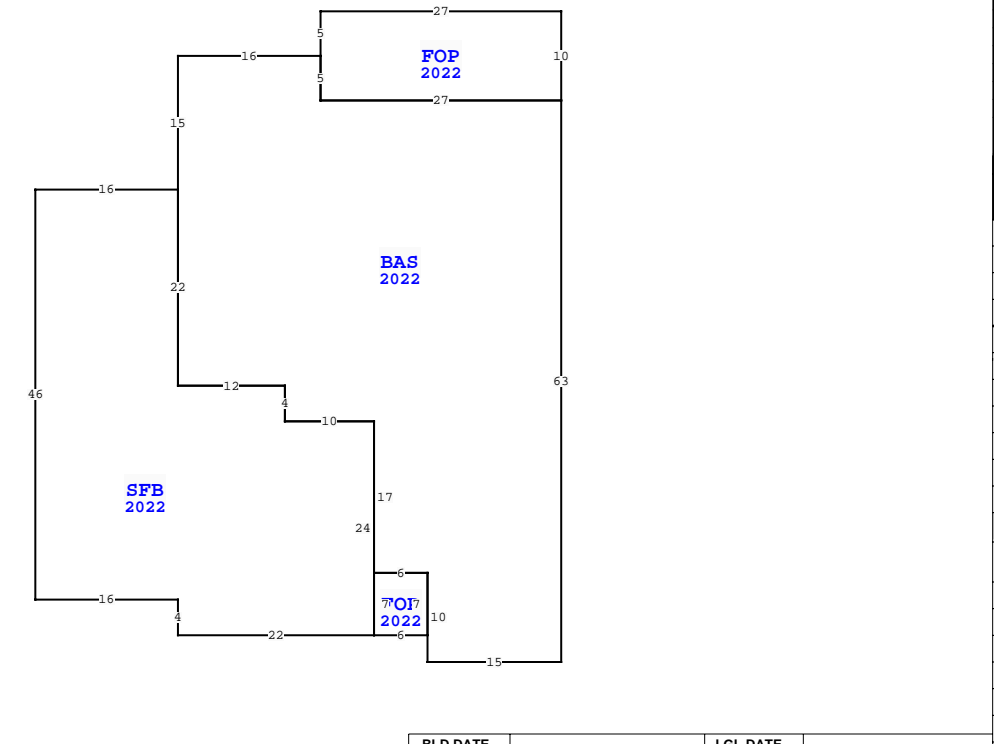


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	3,231	101.2000	120.18	388,302	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	2,087	100	2,087	250,816
FOP	42	30	13	1,562
FOP	270	30	81	9,735
SFB	1,312	80	1,050	126,189
TOTALS	3,711		3,231	388,302

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE				388,302
TOTAL MARKET OB/XF VALUE				17,748
TOTAL LAND VALUE - MARKET				75,000
TOTAL MARKET VALUE				481,050
SOH/AGL Deduction				0
ASSESSED VALUE				481,050
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				431,050
TOTAL JUST VALUE				481,050
NCON VALUE				406,050
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006311	CO ISSUED	0	03/25/2022
21006311	NEW CONSTR	351,625	07/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/0569	3/29/2022	SW Q	Q	I	02	451,100

GRANTOR: RICHMOND AMERICAN HOM  
GRANTEE: WILLIAMS CAMERON CH  
2464/0053 5/21/2021 SW Q V 05 5,279,000  
GRANTOR: AW VENTURE II LLC  
GRANTEE: RICHMOND AMERICAN H

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	100	2022	2022	3	100	6,588	
2	0462	ST/AL FNC	0	100	0	0		10.00	10.00	100	2022	2022	3	100	10,560	
3	0463	FENCE GATE	0	100	0	0		300.00	300.00	100	2022	2022	3	100	600	

85249 NORTHFIELD CT, FERNANDINA BEACH										BLD DATE		LGL DATE	06/13/2023	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

BUILDING NOTES				

BUILDING DIMENSIONS				
FOP=[YR=2022] W27 S5 BAS=[YR=2022] W16 S15 SFB=[YR=2022] W16 S46 E16 S4 E22 FOP=[YR=2022] E6 N7 W6 S7\$ N24 W10 N4 W12 N22\$ S22 E12 S4 E10 S17 E6 S10 E15 N63 W27 N5\$ S5 E27 N10\$.				

LAND DESCRIPTION																	TOTAL OB/XF										17,748				
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	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														