

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 Floor	13	LVT/LAMMT 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	3,890	100.4400	119.27	463,960	2022	2022	0	0	0.00	100.00		
1 SNGL FAM - 100% - 2023 Heated Area: 3187 HX Base Yr													

85225 NORTHFIELD CT, FERNANDINA BEACH

L	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	1,401.00	SF	5.20	5.20	100	2022	2022	3	100	7,285	

BUILDING CHARACTERISTICS				
QUALITY	DOR CODE	MAP NUM	MKT AREA	NEIGHBORHOOD/LOC
03	0100		04	4077.00
SINGLE FAMILY				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,187	100	3,187	380,113
FGR	1,113	55	612	72,993
FOP	49	30	15	1,789
FSP	189	40	76	9,065
TOTALS 4,538 3,890 463,960				

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

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VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		463,960	
TOTAL MARKET OB/XF VALUE		7,285	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		546,245	
SOH/AGL Deduction		0	
ASSESSED VALUE		546,245	
TOTAL EXEMPTION VALUE		13	546,245
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		546,245	
NCON VALUE		471,245	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002925	CO ISSUED	0	02/23/2022
21004002	NEW CONSTR	481,440	05/10/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2543/1141	2/23/2022	SW Q	Q	I	02	602,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SMITH HOLLY LYNN &						
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	
BAS=[YR=2022] W24 FSP=[YR=2022] W21 S9 E21 N9\$ S9 W21 N9 W15 S29 FGR=[YR=2022] S44 E15 S2 E21 N1 FOP=[YR=2022] E7 N7 W7 S7\$ N20 W15 N2 W6 N23 W15\$ E15 S23 E6 S2 E15 S13 E7 S13 E12 N2 E5 N78\$.	

LAND DESCRIPTION																	TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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											