

LOT 48
HAMPTON LAKES PHASE IV-A
OR 2343/796

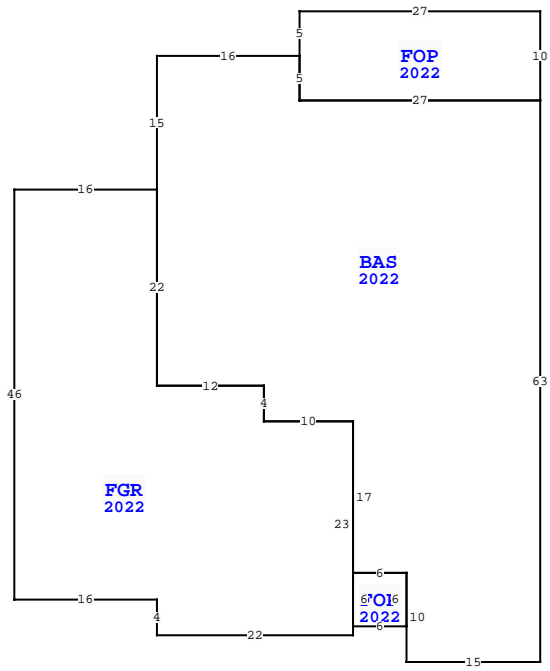
REDDY SHREENA/ROSS VINCENT
85209 NORTHFIELD COURT
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0048-0000

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	80
Interior Floor	14	CARPET	20
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
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
BAS	2,087	100	2,087
FGR	1,312	55	722
FOP	36	30	11
FOP	270	30	81
TOTALS	3,705		2,901
			393,115

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,901	114.1160	135.51	393,115	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 0% - 2023 Heated Area: 2087 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			393,115
TOTAL MARKET OB/XF VALUE			5,985
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			474,100
SOH/AGL Deduction			0
ASSESSED VALUE			474,100
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			474,100
TOTAL JUST VALUE			474,100
NCON VALUE			399,100
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011947	CO ISSUED	0	08/04/2022
21007262	NEW CONSTR	351,625	08/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2584/1411	8/04/2022	SW Q	Q	I	01	544,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: REDDY SHREENA & VIN						
2464/0053	5/21/2021	SW Q	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	0	0	1,151.00	SF	5.20	5.20	100	2022	2022	3	100	5,985	

85209 NORTHFIELD CT, FERNANDINA BEACH
 BLD DATE: 06/13/2023 MLU
 XFF DATE: 06/13/2023
 INC DATE: 06/13/2023

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2022] W27 S5 BAS=[YR=2022] W16 S15 FGR=[YR=2022] W16 S46 E16 S4 E22 N1 FOP=[YR=2022] E6 N6 W6 S6 N23 W10 N4 W12 N22 S22 E12 S4 E10 S17 E6 S10 E15 N63 W27 N5 S5 E27 N10 S.	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000136	C	SFR INT	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							