

LOT 51
HAMPTON LAKES PHASE IV-A
OR 2343/796

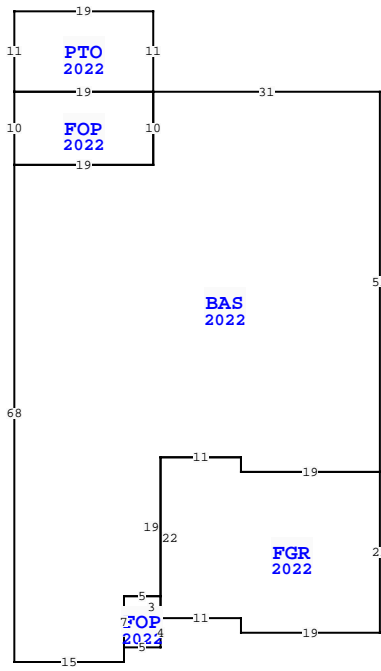
MAXWELL MATTHEW J & ANGELA DENISE
85222 NORTHFIELD COURT
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0051-0000

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	13	LVT/LAMMT	80
Interior Floor	14	CARPET	20
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		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	2,863	100	2,863
FGR	660	55	363
FOP	35	30	10
FOP	190	30	57
PTO	209	5	10
TOTALS	3,957		3,303
			391,901

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	-	100%	-	2023						
Heated Area: 2863					HX Base Yr 2023						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			391,901
TOTAL MARKET OB/XF VALUE			15,154
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			482,055
SOH/AGL Deduction			19,047
ASSESSED VALUE			463,008
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			408,008
TOTAL JUST VALUE			482,055
NCON VALUE			406,490
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009946	ADDITION	6,497	06/29/2022
22004953	CO ISSUED	0	03/17/2022
21007015	NEW CONSTR	413,492	05/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/0995	3/17/2022	SW Q	Q	I	01	544,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MAXWELL MATTHEW JAY						
2464/0053	5/21/2021	SW Q	Q	V	05	5,279,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

EXTRA FEATURES															BLD DATE		LGL DATE		
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	INC DATE	LAND DATE	AG DATE
1	0812	CONCRETE C	0	100	0	0			4.00	100	2022	2022	3	100	4,296			06/13/2023	MLU
2	0462	ST/AL FNC	0	100	0	0			10.00	100	2022	2022	3	100	7,200				
3	0911	SCRN RM A	0	100	19	11			17.50	100	2022	2022	3	100	3,658				

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=2022] W31 PTO=[YR=2022] N11 W19 S11 E19\$
 FOP=[YR=2022] W19 S10 E19 N10\$ S10 W19 S68 E15 N2
 FOP=[YR=2022] E5 N4 FGR=[YR=2022] E11 S2 E19 N22 W19 N2 W11
 S22\$ N3 W5 S7\$ N7 E5 N19 E11 S2 E19 N52\$.

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							