

LOT 52
HAMPTON LAKES PHASE IV-A
OR 2343/796

LYON MARY & STANLEY M
85230 NORTHFIELD COURT
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0052-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
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	SUBAREA MARKET VALUE
BAS	2,568	100	2,568	315,633
FGR	1,339	55	736	90,462
FOP	35	30	10	1,229
FOP	242	30	73	8,972
TOTALS	4,184		3,387	416,296

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,336.00	SF	5.20	5.20	
2	0462	ST/AL FNC	0	100	0	0	864.00	SF	10.00	10.00	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,387	103.5000	122.91	416,296	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023											
Heated Area: 2568											
HX Base Yr 2023											

85230 NORTHFIELD CT, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/13/2023 MLU											

TOTAL OB/XF											
16,187											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
416,296											
TOTAL MARKET OB/XF VALUE											
16,187											
TOTAL LAND VALUE - MARKET											
75,000											
TOTAL MARKET VALUE											
507,483											
SOH/AGL Deduction											
22,113											
ASSESSED VALUE											
485,370											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
435,370											
TOTAL JUST VALUE											
507,483											
NCON VALUE											
431,819											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
65,000											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014597	CO ISSUED	0	09/26/2022
21004867	NEW CONSTR	395,227	05/06/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2594/0048	9/27/2022	SW	Q	I	01	608,900	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: LYON MARY & STANLEY							
2464/0053	5/21/2021	SW	Q	V	05	5,279,000	
GRANTOR: AW VENTURE II LLC							
GRANTEE: RICHMOND AMERICAN H							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W15 FOP=[YR=2022] N4 W20 S4 E1 S9 E18 N9 E1\$ W1 S9 W18 N9 W11 S80 E11 N1 E5 N7 FOP=[YR=2022] E7 FGR=[YR=2022] S3 E22 N4 E15 N45 W15 S12 W12 S15 W10 S19\$ N5 W7 S5\$ N5 E7 N14 E10 N15 E12 N38\$.											