LOT 54
HAMPTON LAKES PHASE IV-A
OR 2343/796

LINDSAY DEBORAH
85246 NORTHFIELD COURT
FERNANDINA BEACH, FL 32034

**2023**

**13-2N-27-0723-0054-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

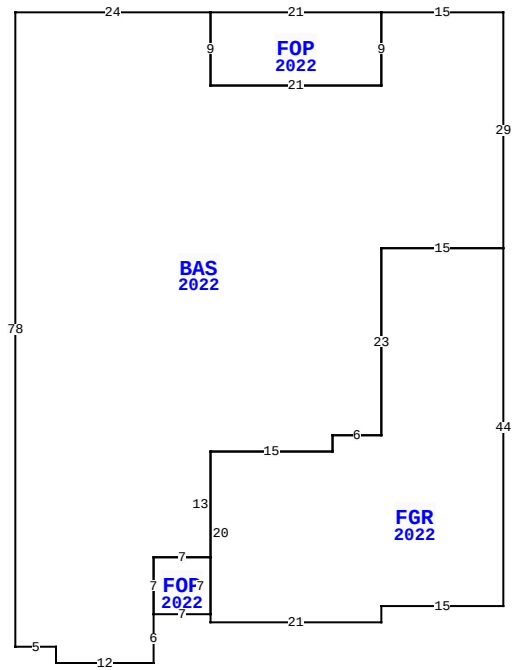
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 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 |
| 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 | 3,187 | 100 | 3,187 | 410,103 |
| FGR | 1,113 | 55 | 612 | 78,752 |
| FOP | 49 | 30 | 15 | 1,930 |
| FOP | 189 | 30 | 57 | 7,335 |
| TOTALS | 4,538 | | 3,871 | 498,120 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,871 | 108.3600 | 128.68 | 498,120 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 0% - 2023 Heated Area: 3187 HX Base Yr




85246 NORTHFIELD CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 498,120 |
| TOTAL MARKET OB/XF VALUE | 14,000 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 587,120 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 587,120 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 587,120 |
| TOTAL JUST VALUE | 587,120 |
| NCON VALUE | 512,120 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 65,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230007967 | INGROUND POOL | 100,613 | 06/21/2023 |
| 22007959 | CO ISSUED | 0 | 05/23/2022 |
| 21006536 | NEW CONSTR | 481,440 | 07/01/2021 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2572/1583 | 5/24/2022 | SW | Q | I | 01 | 555,900 |
| GRANTOR: RICHMOND AMERICAN HOM | | | | | | |
| GRANTEE: LINDSAY DEBORAH | | | | | | |
| 2464/0053 | 5/21/2021 | SW | Q | V | 05 | 5,279,000 |
| GRANTOR: AW VENTURE II LLC | | | | | | |
| GRANTEE: RICHMOND AMERICAN H | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2022] W15 FOP=[YR=2022] W21 S9 E21 N9$ S9 W21 N9 W24 S78 E5 S2 E12 N6 FOP=[YR=2022] E7 FGR=[YR=2022] S1 E21 N2 E15 N44 W15 S23 W6 S2 W15 S20$ N7 W7 S7$ N7 E7 N13 E15 N2 E6 N23 E15 N29$.

### EXTRA FEATURES

| LN | 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 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 1,400.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 14,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 14,000

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | | | | | | | |

REVIEW DATE 06/28/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS