LOT 44
HAMPTON LAKES PHASE IV-A
OR 2343/796

QUINONEZ FAMILY TRUST/QUINONEZ ARISTIDES TRUSTEE
85241 NORTHFIELD COURT
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0044-0000

BUILDING CHARACTERISTICS

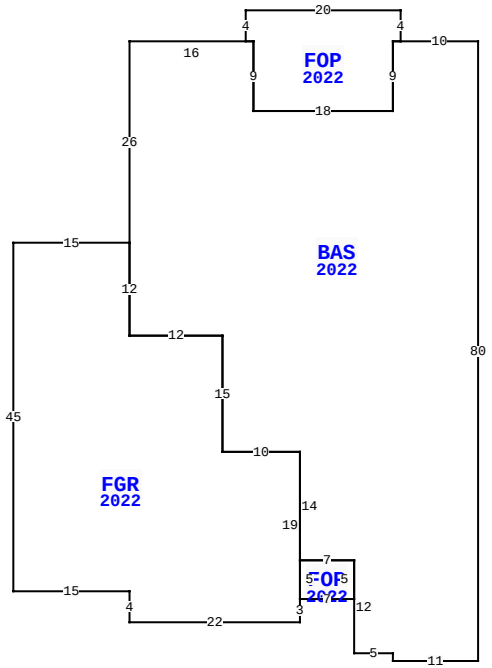
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	348,786
FGR	1,339	55	736	99,964
FOP	35	30	10	1,358
FOP	242	30	73	9,915
TOTALS	4,184		3,387	460,022

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	108.6520	135.82	460,022	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2568 HX Base Yr 2023



85241 NORTHFIELD CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	460,022
TOTAL MARKET OB/XF VALUE	6,978
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	542,000
SOH/AGL Deduction	92,361
ASSESSED VALUE	449,639
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	399,639
TOTAL JUST VALUE	542,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	518,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006780	CO ISSUED	0	05/02/2022
21006567	NEW CONSTR	395,227	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/0182	7/15/2022	WD	U	I	11	100
GRANTOR: QUINONEZ ARISTIDES &						
GRANTEE: QUINONEZ FAMILY TRU						
2564/0809	5/06/2022	WD	Q	I	02	476,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: QUINONEZ ARISTIDES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W10 FOP=[YR=2022] N4 W20 S4 E1 S9 E18 N9 E1$ W1 S9 W18 N9 W16 S26 FGR=[YR=2022] W15 S45 E15 S4 E22 N3 FOP=[YR=2022] E7 N5 W7 S5$ N19 W10 N15 W12 N12$ S12 E12 S15 E10 S14 E7 S12 E5 S1 E11 N80$.

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	0811	CONCRETE B	0	100	0	0	1,342.00	SF	5.20	5.20	100	2022	2022	3	100	6,978	

TOTAL OB/XF 6,978

LAND DESCRIPTION

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	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							

REVIEW DATE 06/28/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS