

LOT 45
HAMPTON LAKES PHASE IV-A
OR 2343/796

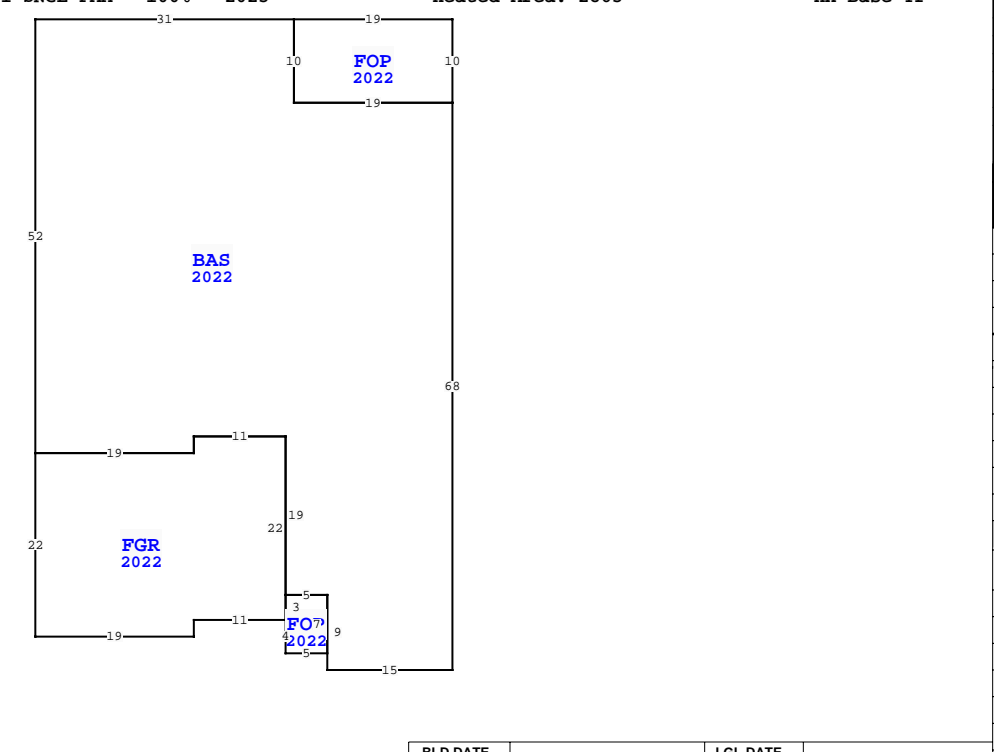
MEDINA JOSE E/SANCHEZ MONICA L MIRANDA
85233 NORTHFIELD COURT
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0045-0000

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		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,293	101.7520	127.19	418,837	2022	2022	0	0	0.00	100.00



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	2,863	100	2,863	364,145
FGR	660	55	363	46,170
FOP	35	30	10	1,272
FOP	190	30	57	7,250
TOTALS	3,748		3,293	418,837

85233 NORTHFIELD CT, FERNANDINA BEACH
 BLD DATE: _____ LGL DATE: 06/13/2023 MLU
 XF DATE: _____ LAND DATE: _____
 INC DATE: _____ AG DATE: _____

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	0855	CONC PAVR	0	100	0	1,047.00	SF	10.00	10.00	100	2022	2022	3	100	10,470	

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	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							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			418,837
TOTAL MARKET OB/XF VALUE			10,470
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			504,307
SOH/AGL Deduction			47,679
ASSESSED VALUE			456,628
TOTAL EXEMPTION VALUE	13		456,628
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			504,307
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			483,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004504	CO ISSUED	0	03/15/2022
21004504	NEW CONSTR	413,492	05/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2563/1757	3/18/2022	SW Q	Q	I	01	514,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SANCHEZ MONICA L MI						
2464/0053	5/21/2021	SW Q	Q	V	05	5,279,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS
FOP=[YR=2022] W19 BAS=[YR=2022] W31 S52 FGR=[YR=2022] S22 E19 N2 E11 FOP=[YR=2022] S4 E5 N7 W5 S3\$ N22 W11 S2 W19\$ E19 N2 E11 S19 E5 S9 E15 N68 W19 N10\$ S10 E19 N10\$.