

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

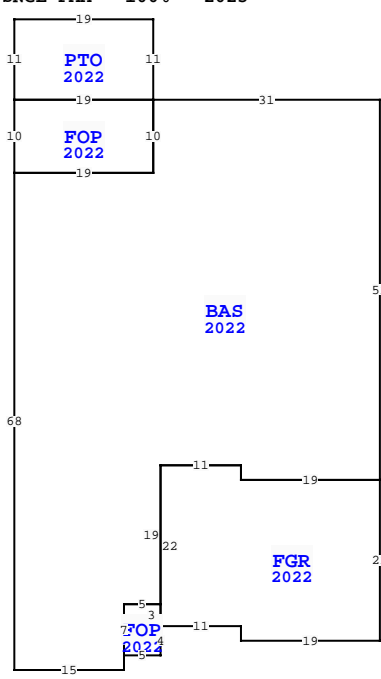
MAXWELL MATTHEW J & ANGELA DENISE
85222 NORTHFIELD COURT
FERNANDINA BEACH, FL 32034

2024

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

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		412,512	
TOTAL MARKET OB/XF VALUE		14,900	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		502,412	
SOH/AGL Deduction		25,514	
ASSESSED VALUE		476,898	
TOTAL EXEMPTION VALUE	HX HB VX	55,000	
BASE TAXABLE VALUE		421,898	
TOTAL JUST VALUE		502,412	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		482,055	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230016268	31X11 SCREEN ENCL	4,500	12/20/2023
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	I	01	544,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MAXWELL MATTHEW JAY						
2464/0053	5/21/2021	SW	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	1,074.00	SF	4.00	4.00	100	2022	2022	3	100	4,296			06/13/2023	MLU
2	0462	ST/AL FNC	0	100	0	720.00	SF	10.00	10.00	100	2022	2022	3	98	7,056				
3	0911	SCRN RM A	0	100	19	209.00	SF	17.50	17.50	100	2022	2022	3	97	3,548				

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							