

LOT 57
HAMPTON LAKES PHASE IV-A
OR 2343/796

COLL-BARTH MIGUEL/LAIKEN LAURIE BETH
85270 NORTHFIELD COURT
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0057-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	31	HARDIE BRD 100	0900	01	3,312	102.1200	127.65	422,777	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2023												Heated Area: 2863														
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2023														
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMMT 100																											
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	2,863	100	2,863	365,462																									
FGR	660	55	363	46,337																									
FOP	35	30	10	1,277																									
FSP	190	40	76	9,701																									
TOTALS			3,748	3,312	422,777																								
EXTRA FEATURES			85270 NORTHFIELD CT, FERNANDINA BEACH																										
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 PAVER	0 100	0	0	1,152.00	SF	10.00	10.00	100	2022	2022	3	100	11,520														
2	0462	ST/AL FNC	0 100	0	0	744.00	SF	10.00	10.00	100	2022	2022	3	98	7,291														
3	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594														
TOTAL OB/XF 19,405																													
LAND DESCRIPTION																													
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	000136	C	SFR INT	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 02/08/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																													