

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

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

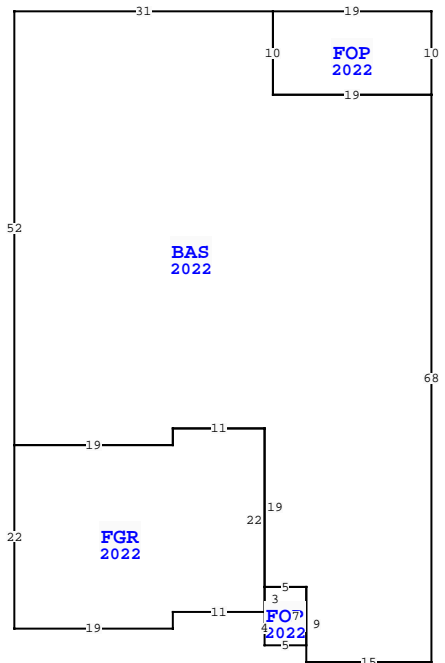
2025

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
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	YEAR
BAS	2,863	100	2022
FGR	660	55	2022
FOP	35	30	2022
FOP	190	30	2022
TOTALS	3,748		

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	134.31	442,283	2022	2022	0	0	0.50	99.50
1 SNGL FAM - 100% - 2023 Heated Area: 2863 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			440,072
TOTAL MARKET OB/XF VALUE			10,365
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			525,437
SOH/AGL Deduction			55,567
ASSESSED VALUE			469,870
TOTAL EXEMPTION VALUE	13		469,870
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			525,437
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			504,307

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						

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	99	10,365	

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

85233 NORTHFIELD CT, FERNANDINA BEACH

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\$.											

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							