

LOT 50
HAMPTON LAKES PHASE IV-A
OR 2343/796

ELLSWORTH DAVID &/BAYS JASON
85214 NORTHFIELD COURT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0050-0000



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 Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	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	3,187	100	2022
FGR	1,113	55	2022
FOP	49	30	2022
FOP	189	30	2022
TOTALS	4,538		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,871	100.8000	133.06	515,075	2022	2022	0	0	0.50	99.50

1 SNGL FAM - 100% - 2024 Heated Area: 3187 HX Base Yr 2024

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			512,500
TOTAL MARKET OB/XF VALUE			12,430
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			599,930
SOH/AGL Deduction			139,897
ASSESSED VALUE			460,033
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			409,311
TOTAL JUST VALUE			599,930
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			575,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004897	CO ISSUED	0	03/31/2022
21004867	NEW CONSTR	481,440	05/06/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/0298	3/30/2022	SW Q	Q	I	01	619,600

GRANTOR: RICHMOND AMERICAN HOM
GRANTEE: ELLSWORTH DAVID & J
2464/0053 5/21/2021 SW 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	0811	CONCRETE B	0	100	0	1,326.00	UT	5.20	5.20	100	2022	2022	3	99	6,826	
2	0462	ST/AL FNC	0	100	0	528.00	SF	10.00	10.00	100	2022	2022	3	95	5,016	
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022] W24 FOP=[YR=2022] W21 S9 E21 N9\$ S9 W21 N9 W15 S29 FGR=[YR=2022] S44 E15 S2 E21 N1 FOP=[YR=2022] E7 N7 W7 S7\$ N20 W15 N2 W6 N23 W15\$ E15 S23 E6 S2 E15 S13 E7 S13 E12 N2 E5 N78\$.	

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							