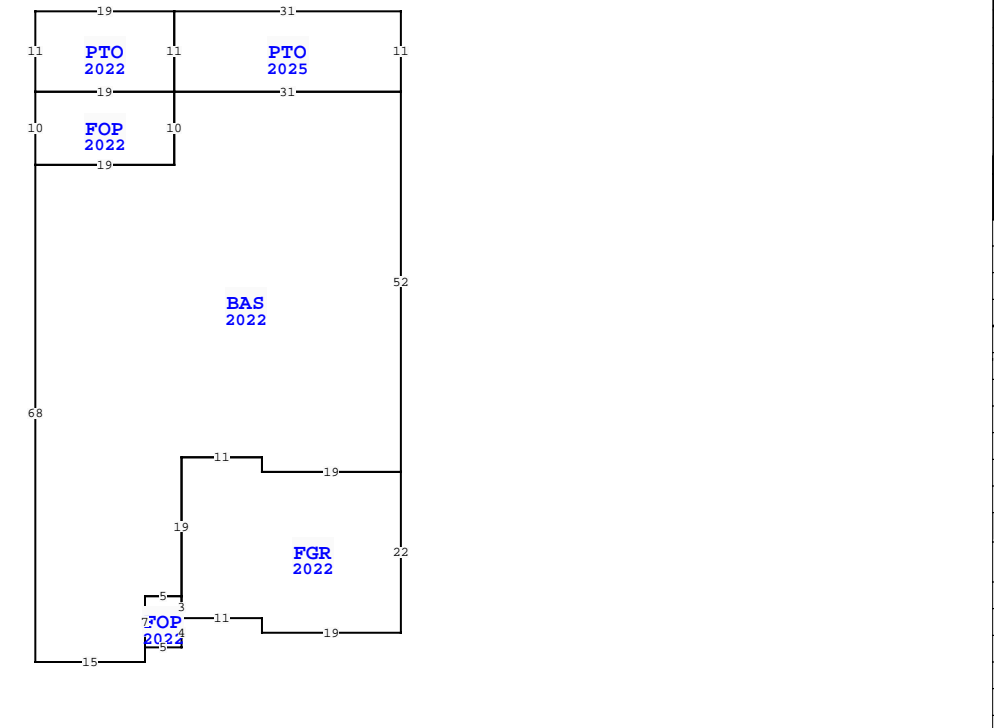




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,320	99.9120	131.88	437,842	2022	2022	0	0	0.50	99.50	



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		435,653	
TOTAL MARKET OB/XF VALUE		20,462	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		531,115	
SOH/AGL Deduction		32,188	
ASSESSED VALUE		498,927	
TOTAL EXEMPTION VALUE		HX HB VX 55,722	
BASE TAXABLE VALUE		443,205	
TOTAL JUST VALUE		531,115	
NCON VALUE		8,199	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		502,412	

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
BAS	2,863	100
FGR	660	55
FOP	35	30
FOP	190	30
PTO	209	5
PTO	341	5
TOTALS	4,298	

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

85222 NORTHFIELD CT, FERNANDINA BEACH
 BLD DATE: 06/13/2023
 LGL DATE: 06/13/2023
 XF DATE: MLU
 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	0812	CONCRETE C	0	100	0	1,074.00	SF	4.00	4.00	100	2022	2022	3	99	4,253	
2	0462	ST/AL FNC	0	100	0	720.00	SF	10.00	10.00	100	2022	2022	3	95	6,840	
3	0911	SCRN RM A	0	100	19	209.00	SF	17.50	17.50	100	2022	2022	3	93	3,401	
4	0911	SCRN RM A	0	100	31	341.00	SF	17.50	17.50	100	2025	2024		100	5,968	

GRANTOR: RICHMOND AMERICAN HOM	
GRANTEE: MAXWELL MATTHEW JAY	
2464/0053	5/21/2021
GRANTOR: AW VENTURE II LLC	
GRANTEE: RICHMOND AMERICAN H	

BUILDING NOTES	
BAS=[YR=2022;ORIG=0,0] W31 S10 W19 S68 E15 N2 N7 E5 N19 E11 S2 E19 N52 \$	
FGR=[YR=2022;ORIG=-30,72] E11 S2 E19 N22 W19 N2 W11 S19 S3 \$	
PTO=[YR=2022;ORIG=-31,0] N11 W19 S11 E19 \$	
FOP=[YR=2022;ORIG=-31,0] W19 S10 E19 N10 \$	
FOP=[YR=2022;ORIG=-35,76] E5 N4 N3 W5 S7 \$	
PTO=[YR=2025;ORIG=-31,-11] E31 S11 W31 N11 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 20,462																								
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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							