LOT 43
HAMPTON LAKES PHASE IV-A
OR 2343/796

WILLIAMS CAMERON CHARLES
85249 NORTHFIELD COURT
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0043-0000

NASSAU COUNTY PROPERTY

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 Floo	13	LVT/LAMNT 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	02	Quality Level 02

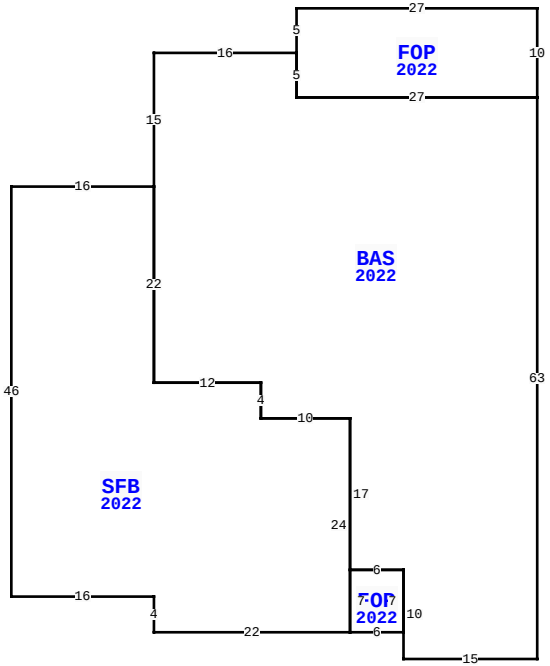
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,087	100	2022	2,087	276,097
FOP	42	30	2022	13	1,720
FOP	270	30	2022	81	10,716
SFB	1,312	80	2022	1,050	138,909
TOTALS	3,711			3,231	427,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,231	96.1400	133.63	431,759	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2023 Heated Area: 3137 HX Base Yr 2023



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

85249 NORTHFIELD CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		427,441
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		502,441
SOH/AGL Deduction		0
ASSESSED VALUE		502,441
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		451,030
TOTAL JUST VALUE		502,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		521,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006311	CO ISSUED	0	03/25/2022
21006311	NEW CONSTR	351,625	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/0569	3/29/2022	SW	Q	I	02	451,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WILLIAMS CAMERON CH						
2464/0053	5/21/2021	SW	Q	V	05	5,279,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W27 S5 BAS=[YR=2022] W16 S15 SFB=[YR=2022] W16 S46 E16 S4 E22 FOP=[YR=2022] E6 N7 W6 S7$ N24 W10 N4 W12 N22$ S22 E12 S4 E10 S17 E6 S10 E15 N63 W27 N5$ S5 E27 N10$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS