LOT 48
HAMPTON LAKES PHASE IV-A
OR 2343/796

REDDY SHREENA/ROSS VINCENT
85209 NORTHFIELD COURT
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

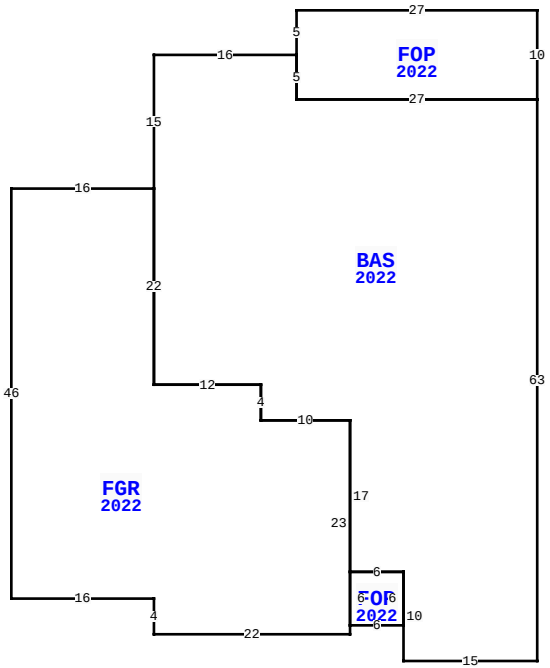
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	311,345
FGR	1,312	55	2022	722	107,710
FOP	36	30	2022	11	1,641
FOP	270	30	2022	81	12,084
TOTALS	3,705			2,901	432,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,901	108.4102	150.69	437,152	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 0% - 2023 Heated Area: 2087 HX Base Yr



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

85209 NORTHFIELD CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	432,780
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	507,780
SOH/AGL Deduction	0
ASSESSED VALUE	507,780
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	507,780
TOTAL JUST VALUE	507,780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	515,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011947	CO ISSUED	0	08/04/2022
21007262	NEW CONSTR	351,625	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2584/1411	8/04/2022	SW	Q	I	01	544,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: REDDY SHREENA & VIN						
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 FGR=[YR=2022] W16 S46 E16 S4 E22 N1 FOP=[YR=2022] E6 N6 W6 S6$ N23 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	000100	C	RES	0		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 07/09/2026 BY SYS