LOT 49
HAMPTON LAKES PHASE IV-A
OR 2343/796

CASALA EDWARD LOUIS/MCMONIGAL NANCY ANN
85206 NORTHFIELD COURT
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0049-0000

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 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

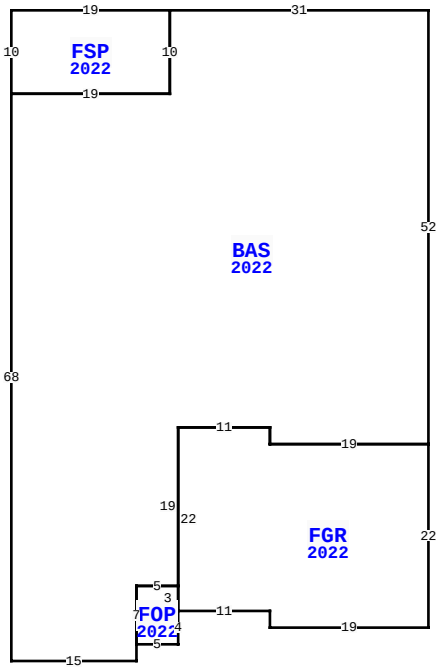
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,863	100	2022	2,863	420,082
FGR	660	55	2022	363	53,262
FOP	35	30	2022	10	1,467
FSP	190	40	2022	76	11,151
TOTALS	3,748			3,312	485,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,312	106.6280	148.21	490,872	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2023 Heated Area: 2863 HX Base Yr 2023



85206 NORTHFIELD CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		485,963
TOTAL MARKET OB/XF VALUE		72,264
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		633,227
SOH/AGL Deduction		0
ASSESSED VALUE		633,227
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		576,816
TOTAL JUST VALUE		633,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		650,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017241	ADDITION	18,275	11/21/2022
22013032	SWIM POOL	75,000	08/24/2022
22011508	CO ISSUED	0	07/27/2022
22011508	CO ISSUED	0	07/27/2022
21011985	NEW CONSTR	413,492	09/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2583/0081	7/28/2022	SW	Q	I	01	602,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CASALA EDWARD LOUIS						
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

BAS=[YR=2022] W31 FSP=[YR=2022] W19 S10 E19 N10$ S10 W19 S68 E15 N2 FOP=[YR=2022] E5 N4 FGR=[YR=2022] E11 S2 E19 N22 W19 N2 W11 S22$ N3 W5 S7$ N7 E5 N19 E11 S2 E19 N52$.

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
4	0912	SCRN RM G	1	100	0	0	1,140.00	SF	21.00	21.00	100	2024	2023		93	22,264	
5	0860	POOL/SPA	1	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 72,264

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	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							

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