LOT 51
HAMPTON LAKES PHASE IV-A
OR 2343/796

MAXWELL MATTHEW J & ANGELA DENISE
85222 NORTHFIELD COURT
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0051-0000

BUILDING CHARACTERISTICS

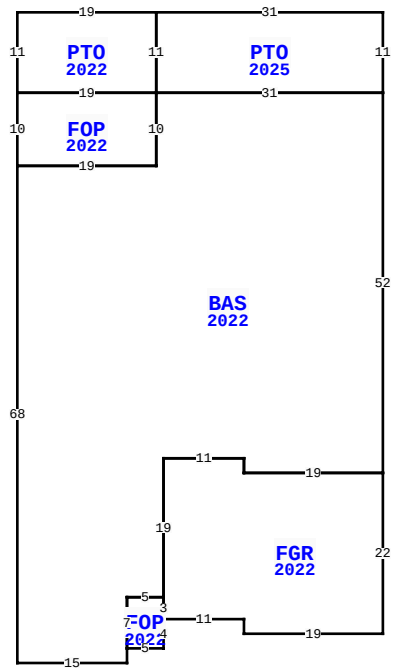
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	373,939
FGR	660	55	2022	363	47,412
FOP	35	30	2022	10	1,306
FOP	190	30	2022	57	7,445
PTO	209	5	2022	10	1,306
PTO	341	5	2025	17	2,221
TOTALS	4,298			3,320	433,628

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	94.9164	131.93	438,008	2022	2022	0	0	0	1.00	99.00

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



85222 NORTHFIELD CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		433,628
TOTAL MARKET OB/XF VALUE		9,340
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		517,968
SOH/AGL Deduction		5,570
ASSESSED VALUE		512,398
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		455,987
TOTAL JUST VALUE		517,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		531,115

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
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MAXWELL MATTHEW JAY						
2464/0053	5/21/2021	SW	Q	V	05	5,279,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

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
3	0911	SCRN RM A	0	100	19	11	209.00	SF	18.00	18.00	100	2022	2022	3	90	3,386	
4	0911	SCRN RM A	0	100	31	11	341.00	SF	18.00	18.00	100	2025	2024		97	5,954	

BUILDING DIMENSIONS

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 9,340

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	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 02/16/2024 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS