LOT 54
HAMPTON LAKES PHASE IV-A
OR 2343/796

GOLDEN JEFFREY C & KIMBERLY
85246 NORTHFIELD CT
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

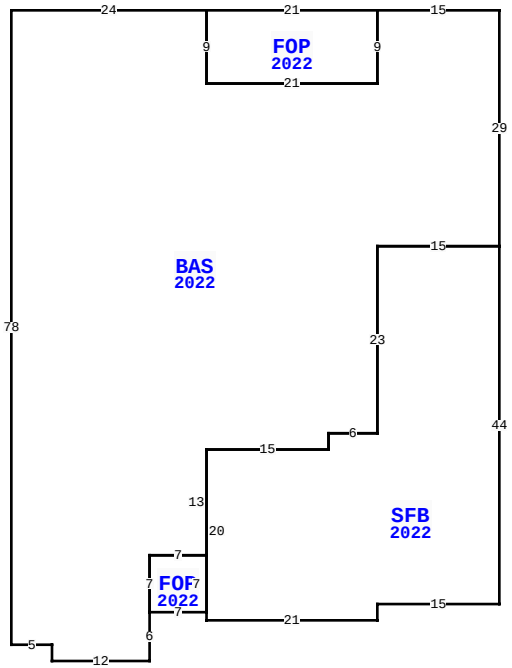
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	3,187	100	2022	3,187	399,628
FOP	49	30	2022	15	1,881
FOP	189	30	2022	57	7,148
SFB	1,113	80	2022	890	111,600
TOTALS	4,538			4,149	520,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,149	91.1240	126.66	525,512	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 0% - 2026 Heated Area: 4077 HX Base Yr



85246 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	520,257
TOTAL MARKET OB/XF VALUE	69,084
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	664,341
SOH/AGL Deduction	0
ASSESSED VALUE	664,341
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	664,341
TOTAL JUST VALUE	664,341
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	715,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013853	POOL ENCL	19,256	10/27/2023
230007967	INGROUND POOL	100,613	06/21/2023
22007959	CO ISSUED	0	05/23/2022
21006536	NEW CONSTR	481,440	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2834/1594	12/08/2025	WD	Q	I	01	685,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: GOLDEN JEFFREY C &						
2796/448	6/17/2025	WD	U	I	37	553,800
GRANTOR: LINDSAY DEBORAH						
GRANTEE: OPENDOOR PROPERTY T						

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
2	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	
3	0911	SCRN RM A	0	0	60	19	1,140.00	SF	18.00	18.00	100	2024	2023		93	19,084	

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W15 S9 W21 N9 W24 S78 E5 S2 E12 N6 N7 E7 N13 E15 N2 E6 N23 E15 N29 $
SFB=[YR=2022;ORIG=-36,74] S1 E21 N2 E15 N44 W15 S23 W6 S2 W15 S20 $
FOP=[YR=2022;ORIG=-15,0] W21 S9 E21 N9 $
FOP=[YR=2022;ORIG=-43,74] E7 N7 W7 S7 $
.

LAND DESCRIPTION

TOTAL OB/XF 69,084

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 12/13/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS