PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 145/51 &
OR 593/408 BEING PARAGRAPG "2"

SRESOVICH BETTY O TRUST/SRESOVICH LUKE D TRUSTEE
96195 NEW HOPE LANE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0000-0002-0020

BUILDING CHARACTERISTICS

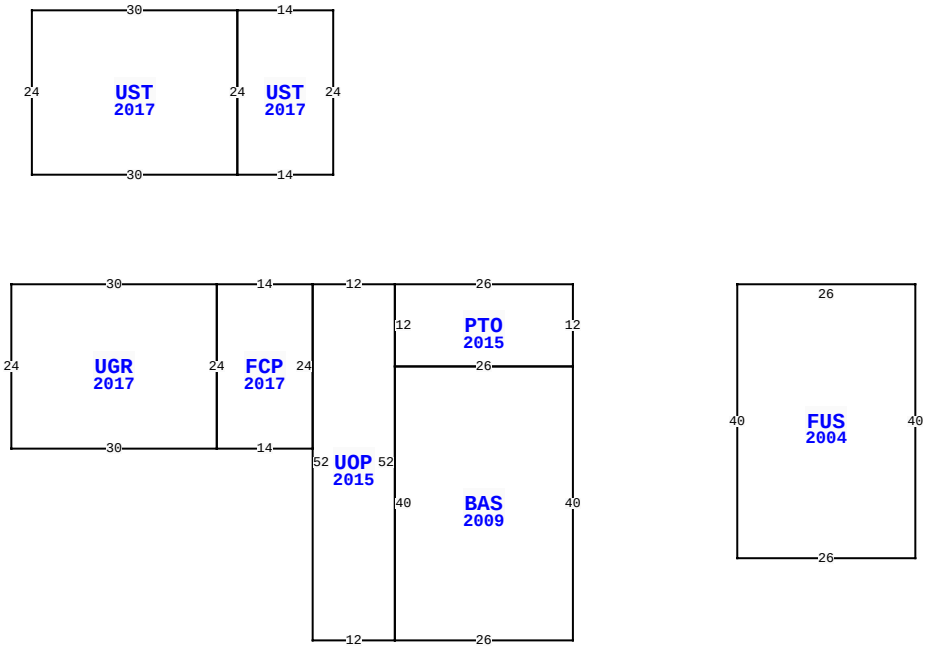
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 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	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	108,880
FCP	336	25	84	8,795
FUS	1,040	100	1,040	108,880
PTO	312	5	16	1,675
UGR	720	45	324	33,920
UOP	624	20	125	13,086
UST	336	45	151	15,809
UST	720	45	324	33,920
TOTALS	5,128		3,104	324,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,104	94.3920	112.09	347,927	2004	2008	0	0	0	6.60	93.40

1 SNGL FAM – 0% - 0 Heated Area: 2080 HX Base Yr



BARNWELL RD, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	324,964
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,740,000
TOTAL MARKET VALUE	2,064,964
SOH/AGL Deduction	676,322
ASSESSED VALUE	1,388,642
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,388,642
TOTAL JUST VALUE	2,064,964
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,987,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1999/1183	8/21/2015	PD	U	V	11	100
GRANTOR: SRESOVICH BETTY O EST						
GRANTEE: BETTY O SRESOVICH R						
0593/0408	3/20/1990	WD	U	V	01	100
GRANTOR: SRESOVICH DAVID E & B						
GRANTEE: SRESOVICH FMLY TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2004] W26 S40 E26 N40 $ PTR= W50 PTO=[YR=2015] W26 UOP=[YR=2015] W12 FCP=[YR=2017] W14 UGR=[YR=2017] W30 S24 E30 N24$ S24 E14 N24$ S52 E12 BAS=[YR=2009] E26 N40 W26 S40$ N52$ S12 E26 N12$ E50$ PTR= N40 W85 UST=[YR=2017] W14 UST=[YR=2017] W30 S24 E30 N24$ S24 E14 N24$ E85 S40$.

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	000116	C	SFR MARSH	0		RS-1	0.00	0.00	34.80	AC		1.00	1.00	1.00	50,000.00	50,000.00	1,740,000							

REVIEW DATE 02/22/2021 BY KW Total Acres: 34.80 Total Land Value: 1,740,000 Market: 0 Agricultural: 0 Common: 1,740,000 PRINTED 08/02/2023 BY SYS