

LOT 2  
BARNWELL MANOR PHASE 1  
PBK 8/293

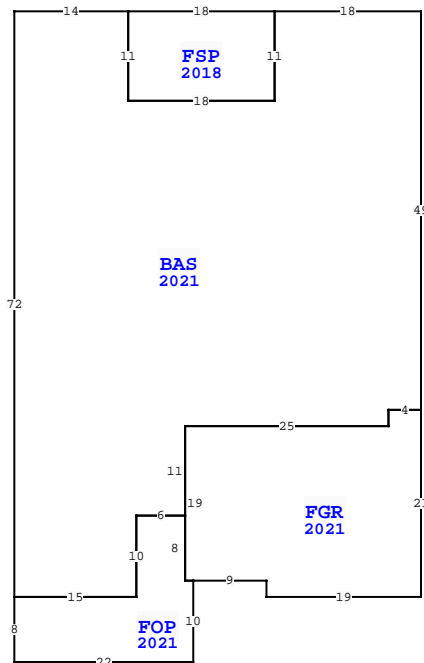
NICHOLS CAROLYN R & THOMAS E  
93017 SANDOWN DR  
FERNANDINA BEACH, FL 32034

**2023**

39-2N-28-0141-0002-0000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	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	4088.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,725	100	2,725
FGR	597	55	328
FOP	238	30	71
FSP	198	40	79
TOTALS	3,758		3,203
			375,648

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,203	98.7620	117.28	375,648	2021	2021	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023										Heated Area: 2725	HX Base Yr 2023



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			375,648
TOTAL MARKET OB/XF VALUE			13,530
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			464,178
SOH/AGL Deduction			0
ASSESSED VALUE			464,178
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			414,178
TOTAL JUST VALUE			464,178
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			387,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2004931	CO ISSUED	0	01/25/2021
B2004931	NEW CONSTR	372,880	04/28/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2441/1328	3/10/2021	SW Q	Q	I	01	425,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: NICHOLS CAROLYN R &						

EXTRA FEATURES																
L N	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
1	0855	CONC PAVER	0	100	11	3		10.00	10.00	100	2021	2021	3	100	330	
2	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2021	2021	3	100	13,200	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/05/2023	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W18 FSP=[YR=2018] W18 S11 E18 N11\$ S11 W18 N11 W14 S72 FOP=[YR=2021] S8 E22 N10 FGR=[YR=2021] E9 S2 E19 N23 W4 S2 W25 S19 E1 \$ W1 N8 W6 S10 W15\$ E15 N10 E6 N11 E25 N2 E4 N49\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							