

LOT 11
BARNWELL MANOR PHASE 3
OR 2445/770

LATTUS JERRY LYNN & HELEN LEGGETT
93002 CHELTENHAM LANE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0011-0000



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/LAMMT 60
Interior Floo	14	CARPET 40
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

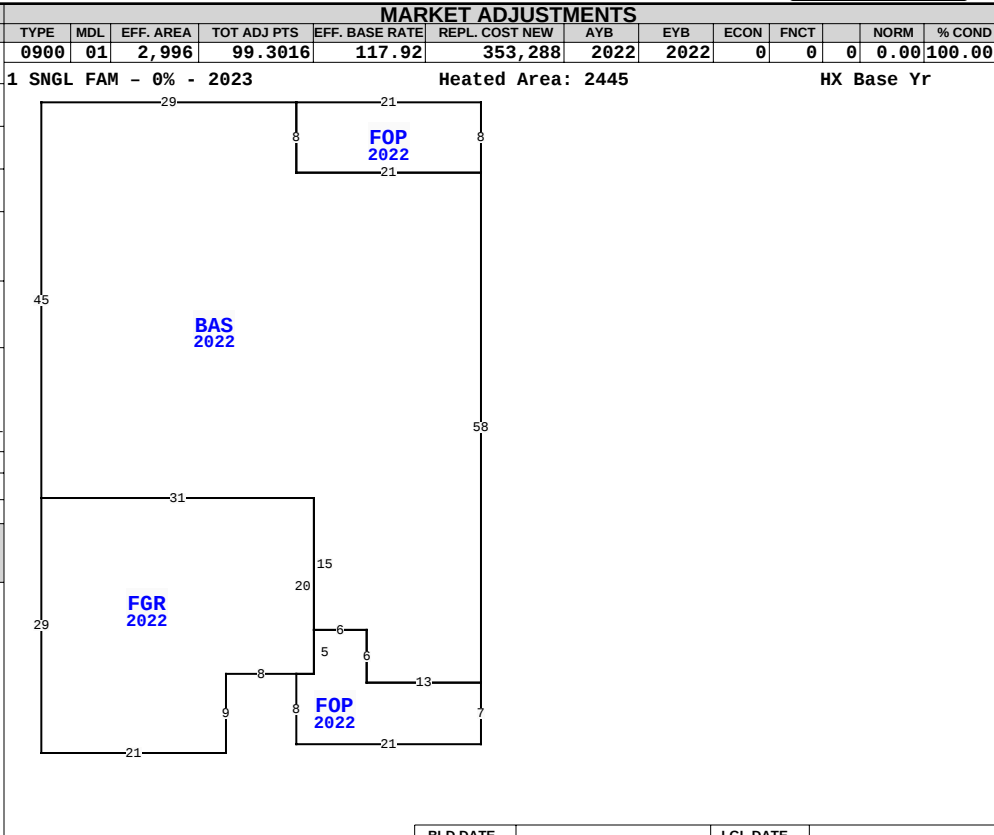
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4088.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2,445	288,314
FGR	809	55	445	52,474
FOP	168	30	50	5,896
FOP	185	30	56	6,604

TOTALS	3,607		2,996	353,288
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	1,424.00	SF	10.00		
2	0855	CONC PAVER	0	0	0	0	36.00	SF	10.00		



93002 CHELTENHAM LN, FERNANDINA BEACH	BLD DATE		LGL DATE	06/05/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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	0	0	0	1,424.00	SF	10.00	10.00	100	2022	2022	3	100	14,240	
2	0855	CONC PAVER	0	0	0	0	36.00	SF	10.00	10.00	100	2022	2022	3	100	360	

LAND DESCRIPTION	TOTAL OB/XF	14,600
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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	0		PUD	90.00	130.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE					353,288
TOTAL MARKET OB/XF VALUE					14,600
TOTAL LAND VALUE - MARKET					75,000
TOTAL MARKET VALUE					442,888
SOH/AGL Deduction					0
ASSESSED VALUE					442,888
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					442,888
TOTAL JUST VALUE					442,888
NCON VALUE					367,888
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017941	CO ISSUED	0	12/07/2022
21016703	NEW CONSTR	411,082	12/02/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2608/1491	12/12/2022	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: LATTUS JERRY LYNN &					
SALE PRICE					
528,400					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2022] W21 BAS=[YR=2022] W29S45 FGR=[YR=2022] S29 E21 N9 E8 FOP=[YR=2022] S8 E21 N7 W13 N6 W6 S5 W2\$ E2 N20 W31\$ E31 S15 E6 S6 E13 N58 W21 N8\$ S8 E21 N8\$.											