

LOT 15
BARNWELL MANOR PHASE 3
OR 2445/770

HAMILTON CHRISTOPHER & CHERYL
92938 CHELTENHAM LANE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 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	4088.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,858	100	1,858	229,091
FGR	660	55	363	44,758
FOP	218	30	65	8,015
FSP	310	40	124	15,289
FUS	1,079	100	1,079	133,041
STR	64	10	6	740

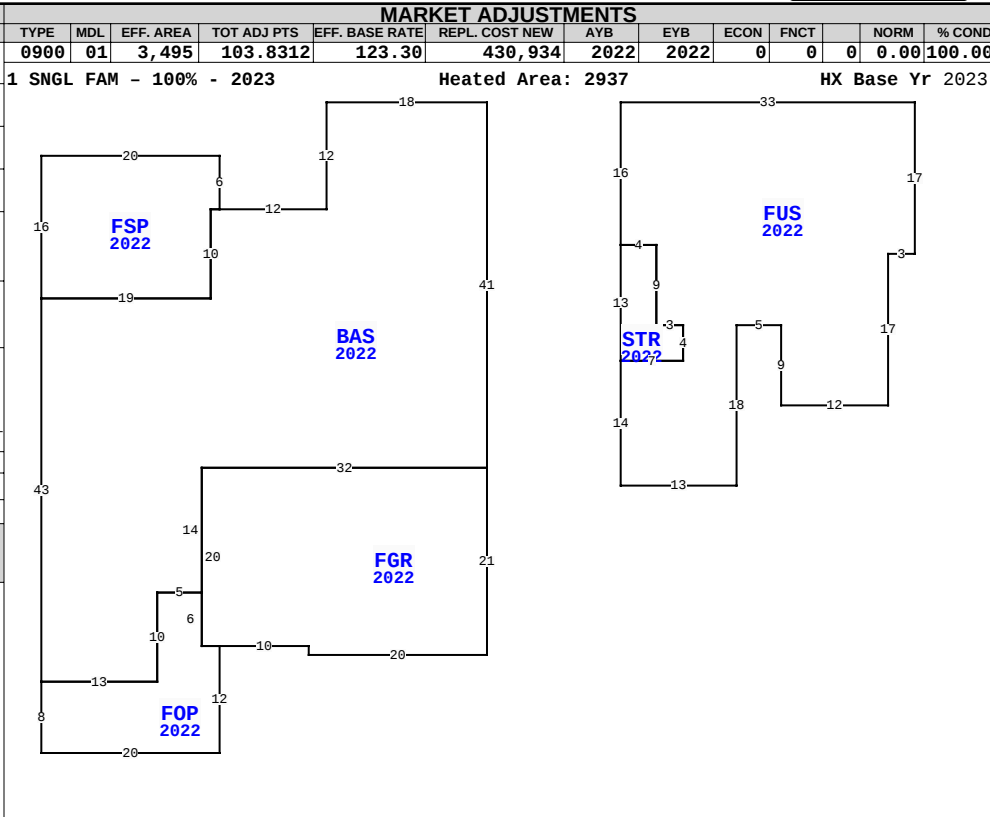
TOTALS	4,189		3,495	430,934
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EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0 100	0	0	1,388.00	SF	10.00	10.00	100	2022	2022	3	100	13,880	
2	0855	CONC PAVER	0 100	0	0	33.00	SF	10.00	10.00	100	2022	2022	3	100	330	

LAND DESCRIPTION																
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
1	000100	C	SFR	100		PUD	90.00	130.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

REVIEW DATE	01/02/2023	BY	DJ
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BLD DATE		LGL DATE	06/05/2023	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

TOTAL OB/XF																
14,210																

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
1	000100	C	SFR	100		PUD	90.00	130.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

Total Acres:	0.00	Total Land Value:	75,000	Market:	0	Agricultural:	0	Common:	75,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	430,934		
TOTAL MARKET OB/XF VALUE	14,210		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	520,144		
SOH/AGL Deduction	102,931		
ASSESSED VALUE	417,213		
TOTAL EXEMPTION VALUE	HX HB VX 55,000		
BASE TAXABLE VALUE	362,213		
TOTAL JUST VALUE	520,144		
NCON VALUE	442,626		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	65,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013132	CO ISSUED	0	11/01/2022
22000496	NEW CONSTR	489,840	01/10/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2604/0777	11/21/2022	SW	Q	I	01	614,900

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: HAMILTON CHRISTOPHE

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=2022] W18 S12 W12 FSP=[YR=2022] N6 W20 S16 E19 N10 E1\$ W1 S10 W19 S43 FOP=[YR=2022] S8 E20 N12 FGR=[YR=2022] E10 S1 E20 N21 W32 S20 E2\$ W2 N6W5S10W13\$ E13 N10 E5 N14 E32 N41\$ PTR=E15 FUS=[YR=2022] E33 S17 W3 S17 W12 N9 W5 S18 W13 N14 STR=[YR=2022] N13 E4 S9 E3 S4 W7\$ E7 N4 W3 N9 W4 N16\$ W15 \$.						