LOT 16
BARNWELL MANOR PHASE 3
OR 2445/770

RADER JASON M & JESSICA CONCEPSION
92922 CHELTENHAM LANE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0016-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

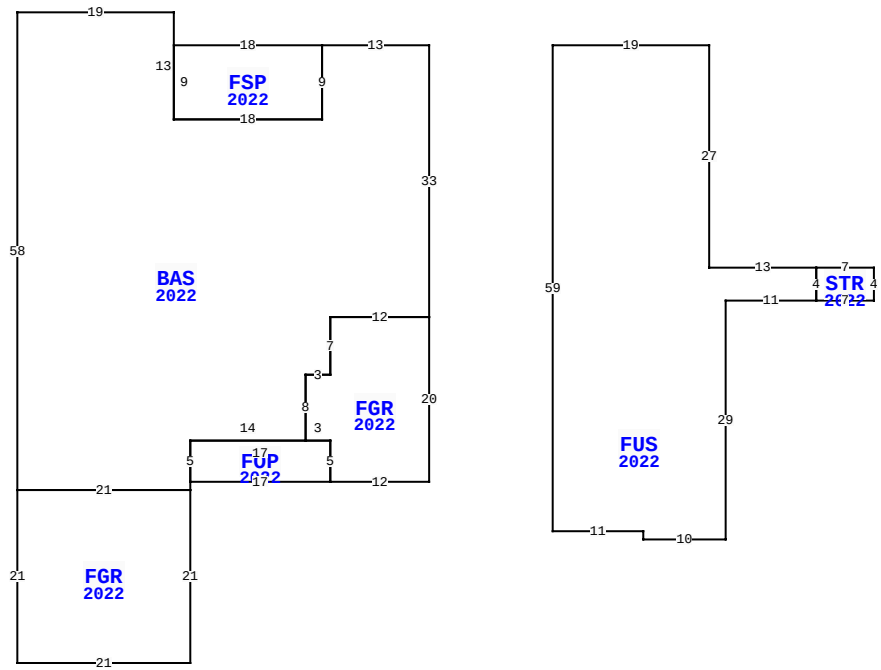
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4088.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,236	100	2,236	269,706
FGR	264	55	145	17,490
FGR	441	55	243	29,311
FOP	85	30	26	3,136
FSP	162	40	65	7,840
FUS	1,239	100	1,239	149,448
STR	28	10	3	362
TOTALS	4,455		3,957	477,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,957	101.5740	120.62	477,293	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 0 Heated Area: 3475 HX Base Yr



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

92922 CHELTENHAM LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	477,293
TOTAL MARKET OB/XF VALUE	13,110
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	565,403
SOH/AGL Deduction	3,500
ASSESSED VALUE	561,903
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	561,903
TOTAL JUST VALUE	565,403
NCON VALUE	490,403
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001584	CO ISSUED	0	01/23/2023
22001584	NEW CONSTR	562,586	01/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2618/0435	2/06/2023	SW	Q	I	02	675,000

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: RADER JASON MATTHEW

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W13 FSP=[YR=2022] W18 S9 E18 N9$ S9 W18 N13 W19 S58 FGR=[YR=2022] S21 E21 N21 W21$ E21 N1 FOP=[YR=2022] E17 FGR=[YR=2022] E12 N20 W12 S7 W3 S8 E3 S5$ N5 W17 S5$ N5 E14 N8 E3 N7 E12 N33$ PTR= E15 FUS=[YR=2022] E19 S27 E13 STR=[YR=2022] E7 S4 W7 N4$ S4 W11 S29 W10 N1 W11 N59$ W15$.

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
1	0855	CONC PAVER	0	0	0	0	1,311.00	SF	10.00	10.00	100	2022	2022	3	100	13,110	

LAND DESCRIPTION

TOTAL OB/XF 13,110

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	SFR	0		PUD	90.00	130.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/02/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS