

LOT 17
BARNWELL MANOR PHASE 3
OR 2445/770

BRUBAKER TRAVIS GLEN & MELINDA
92776 SHIPTON LANE
FERNANDINA BEACH, FL 32034

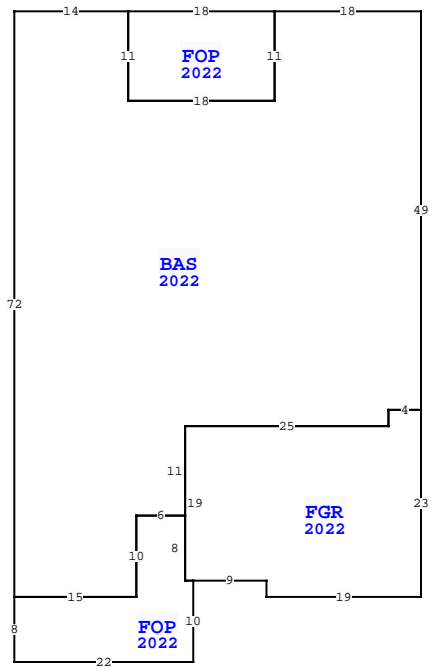
2023

39-2N-28-0141-0017-0000



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	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	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	198	30	59
FOP	238	30	71
TOTALS	3,758		3,183
			395,774

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,183	104.7052	124.34	395,774	2022	2022	0	0	0.00	100.00		
1 SNGL FAM - 0% - 2023 Heated Area: 2725 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			395,774
TOTAL MARKET OB/XF VALUE			13,080
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			483,854
SOH/AGL Deduction			0
ASSESSED VALUE			483,854
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			483,854
TOTAL JUST VALUE			483,854
NCON VALUE			408,854
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018887	CO ISSUED	0	12/29/2022
22001590	NEW CONSTR	452,804	01/27/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2622/1044	2/24/2023	WD Q	Q I	01	652,000	
GRANTOR: FISHER PHILIP H & PAT						
GRANTEE: BRUBAKER TRAVIS GLE						
2612/1559	12/30/2022	SW Q	Q I	01	630,700	
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: FISHER PHILIP H & P						

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	0	0	1,278.00	SF	10.00	10.00	100	2022	2022	3	100	12,780	
2	0855	CONC PAVER	0	0	0	30.00	SF	10.00	10.00	100	2022	2022	3	100	300	

TOTAL OB/XF														13,080			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			06/05/2023			MLU											

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2022] W18 FOP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W14 S72 FOP=[YR=2022] S8 E22 N10 FGR=[YR=2022] 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														13,080			
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														