LOT 58
BARNWELL MANOR PHASE 3
OR 2445/770

HASHEM HOSAM &/DUMONT DANIELLE
92921 CHELTENHAM LANE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

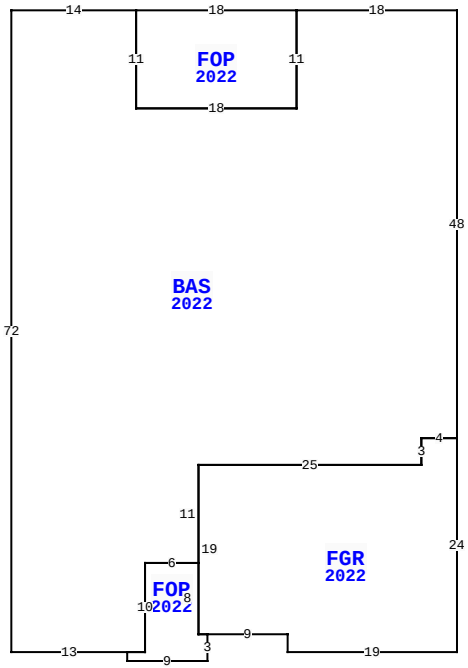
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	SUBAREA MARKET VALUE
BAS	2,721	100	2,721	338,329
FGR	601	55	331	41,157
FOP	71	30	21	2,611
FOP	198	30	59	7,336
TOTALS	3,591		3,132	389,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,132	104.7052	124.34	389,433	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2721 HX Base Yr 2023



92921 CHELTENHAM LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		389,433
TOTAL MARKET OB/XF VALUE		12,638
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		477,071
SOH/AGL Deduction		0
ASSESSED VALUE		477,071
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		427,071
TOTAL JUST VALUE		477,071
NCON VALUE		402,071
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2300175	ADDITION	10,969	01/05/2023
22018061	CO ISSUED	0	12/30/2022
22000497	NEW CONSTR	447,983	01/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/0291	12/08/2022	SW	Q	I	01	575,700

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: HASHEM HOSAM & DANI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 FOP=[YR=2022] W18 S11 E18 N11$ S11 W18 N11 W14 S72 E13 FOP=[YR=2022] S1 E9 N3 FGR=[YR=2022] E9 S2 E19 N24 W4 S3 W25 S19 E1 $ W1 N8 W6 S10 W2$ E2 N10 E6 N11 E25 N3 E4 N48$.

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	100	0	0	1,127.00	SF	10.00	10.00	100	2022	2022	3	100	11,270	
2	0476	VF 6 SBPL	0	100	0	0	24.00	LF	32.00	32.00	100	2022	2022	3	100	768	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 12,638

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	100		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