

LOT 62
BARNWELL MANOR PHASE 3
OR 2445/770

MARTIN KEVIN FRANCIS
92985 CHELTENHAM LANE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0062-0000



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		45 100
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
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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	2,713	100	2,713	341,024
FGR	598	55	329	41,355
FOP	238	30	71	8,925
FSP	209	40	84	10,559
FUS	594	100	594	74,666
STR	60	10	6	754

TOTALS	4,412		3,797	477,283
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	1,321.00	SF	10.00	10.00	100	2022	2022	3	100	13,210	
2	0462	ST/AL FNC	0 100	0	0	528.00	SF	10.00	10.00	100	2022	2022	3	100	5,280	

LAND DESCRIPTION		
L N	USE CODE	CLS

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		PUD	90.00	130.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,797	105.8490	125.70	477,283	2022	2022	0	0	0	0.00	100.00	
1 SNGL FAM - 100% - 2023 Heated Area: 3307 HX Base Yr													

92985 CHELTENHAM LN, FERNANDINA BEACH	BLD DATE	LGL DATE	06/05/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF													
18,490													

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		477,283
TOTAL MARKET OB/XF VALUE		18,490
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		570,773
SOH/AGL Deduction		0
ASSESSED VALUE		570,773
TOTAL EXEMPTION VALUE	13	570,773
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		570,773
NCON VALUE		495,773
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018398	CO ISSUED	0	12/14/2022
22000391	NEW CONSTR	540,467	01/07/2022

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
2610/0321	12/16/2022	SW Q	I 02
GRANTOR: AVH NORTH FLORIDA LLC			
GRANTEE: MARTIN KEVIN FRANCIS			

712,200

SALE PRICE

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BUILDING NOTES			
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BUILDING DIMENSIONS			
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BAS=[YR=2022] W14 FSP=[YR=2022] W19 S11 E19 N11\$ S11 W19 N11
W17 S48 FGR=[YR=2022] S24 E19 N2 E9 FOP=[YR=2022] S10 E22 N8
W15 N10 W6 S8 W1\$ E1 N19 W26 N3 W3\$ E3 S3 E26 S11 E6 S10 E15
N72\$ PTR=E15 FUS=[YR=2022] E14 STR=[YR=2022] E4 S15 W4 N15\$
S15 E4 S6 E5 S12 W23 N33\$ W15\$.