

LOT 64
BARNWELL MANOR PHASE 3
OR 2445/770

SHAY KELSEY/MCCLUNG SEAN
93017 CHELTENHAM LANE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0064-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1													
Exterior Wall	31	HARDIE BRD 100	0900	01	3,559	101.5740	120.62	429,287	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2023													Heated Area: 3135												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023												
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	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	2,445	100	2,445	294,916																								
FGR	640	55	352	42,458																								
FOP	58	30	17	2,051																								
FOP	168	30	50	6,031																								
FUS	690	100	690	83,228																								
STR	52	10	5	603																								
TOTALS			4,053	3,559	429,287																							
EXTRA FEATURES			93017 CHELTENHAM LN, FERNANDINA BEACH																									
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	1,217.00	SF	10.00	10.00	100	2022	2022	3	100	12,170													
2	0855	CONC PAVER	0 100	0	0	36.00	SF	10.00	10.00	100	2022	2022	3	100	360													
TOTAL OB/XF 12,530																												
LAND DESCRIPTION			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	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											
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																												