

LOT 65
BARNWELL MANOR PHASE 3
OR 2445/770

JOZEFIAK BRIAN J & KATHLEEN M
93033 CHELTENHAM LANE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0065-0000



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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

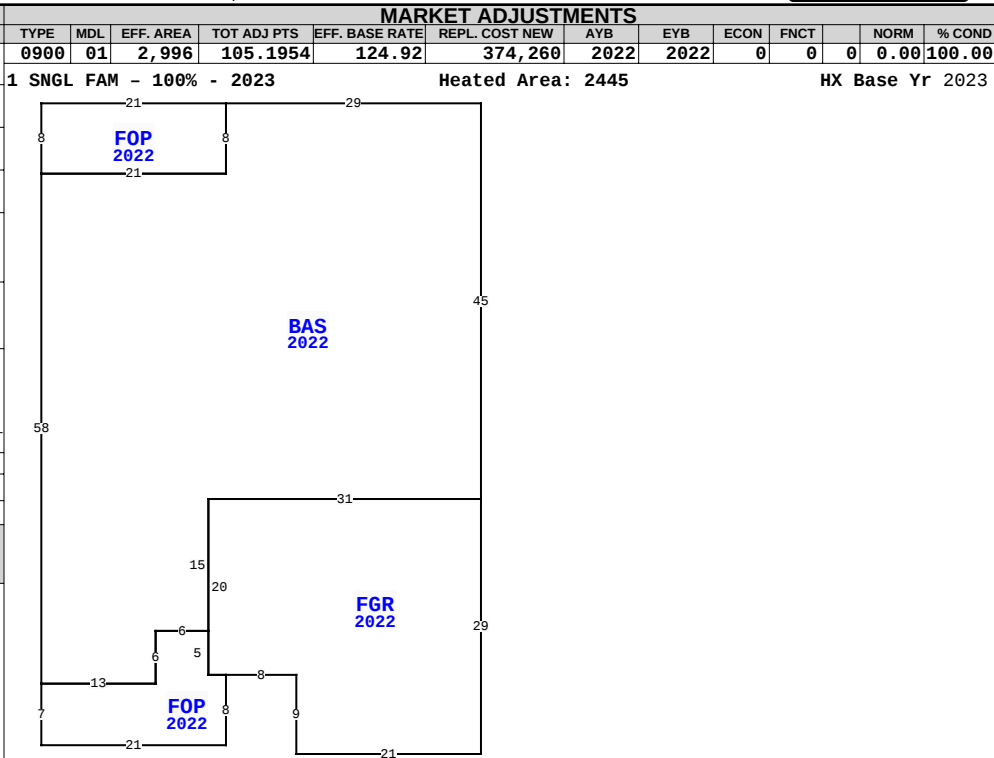
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4088.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2,445	305,429
FGR	809	55	445	55,589
FOP	168	30	50	6,246
FOP	185	30	56	6,996

TOTALS	3,607		2,996	374,260
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,491.00	SF	10.00	10.00	100	2022
2	0855	CONC PAVER	0 100	0	0	144.00	SF	10.00	10.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	90.00	130.00	1.00	LT	



93033 CHELTENHAM LN, FERNANDINA BEACH	BLD DATE		LGL DATE	06/05/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF											
16,350											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										374,260	
TOTAL MARKET OB/XF VALUE										16,350	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										465,610	
SOH/AGL Deduction										0	
ASSESSED VALUE										465,610	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										415,610	
TOTAL JUST VALUE										465,610	
NCON VALUE										390,610	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23004067	ADDITION	9,074	03/24/2023
22018684	CO ISSUED	0	12/21/2022
21016708	NEW CONSTR	420,782	12/02/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2612/1557	12/21/2022	SW	Q	I	01	625,400	
GRANTOR: AVH NORTH FLORIDA LLC							
GRANTEE: JOZEFIAK BRIAN J &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W29 FOP=[YR=2022] W21 S8 E21 N8\$ S8 W21 S58 FOP=[YR=2022] S7 E21 N8 FGR=[YR=2022] E8 S9 E21 N29 W31 S20 E2\$ W2 N5 W6 S6 W13\$ E13 N6 E6 N15 E31 N45\$.											