

LOT 77
BARNWELL MANOR PHASE 1
PBK 8/293

PARENTE COLLEEN M
93225 SANDOWN DRIVE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0077-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	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		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	2,820	100	2,820	338,422
FGR	741	55	408	48,963
FOP	248	30	74	8,880
FOP	263	30	79	9,480
FST	15	55	8	960
TOTALS	4,087		3,389	406,707

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,389	102.0832	121.22	410,815	2019	2019	0	0	1.00	99.00
1 SNGL FAM - 0% - 0						Heated Area: 2820		HX Base Yr			
The floor plan diagram shows a complex building layout. The main structure is a large rectangle with a width of 28 and a height of 39. There are several smaller rectangular additions and cutouts. The dimensions for the various segments are as follows: - Top left corner: 4.2 (width), 8 (height) - Top middle: 4.2 (width), 7 (height) - Top right: 22 (width), 14 (height) - Right side: 28 (width), 39 (height) - Bottom right: 26 (width), 26 (height) - Bottom middle: 10 (width), 4 (height) - Bottom left: 20 (width), 10 (height) - Left side: 61 (width), 5 (height) - Bottom left corner: 6 (width), 26 (height) - Bottom middle-left: 17 (width), 11 (height) - Bottom middle-right: 8 (width), 7 (height) - Top middle-right: 13 (width), 13 (height) - Top right corner: 5 (width), 13 (height) The plan is labeled with 'BAS 2018' in the center, 'FOP 2019' in the top left, and 'FGR 2019' in the bottom right.											
BLD DATE					LGL DATE			06/05/2023			
XF DATE					LAND DATE			MLU			