

LOT 134
BARNWELL MANOR PHASE 2
OR 2362/1884

ESCHERICH KYLE GUNTHER & CAROLYN JEWELL
93647 EPSOM CT
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0134-0000



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	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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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	1,333	100	1,333	152,935
FGR	685	55	377	43,253
FOP	173	30	52	5,966
FOP	320	30	96	11,014
FUS	1,874	100	1,874	215,004
STR	80	10	8	918

TOTALS	4,465	3,740	429,090
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EXTRA FEATURES

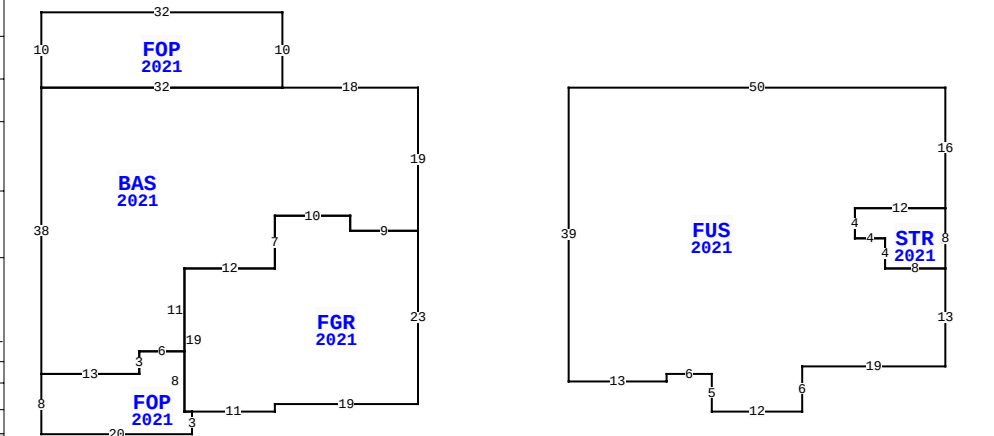
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0 100	8	3	24.00	SF	10.00	10.00	100	2021	2021	3	100	240	
2	0855	CONC PAVER	0 100	0	0	1,150.00	SF	10.00	10.00	100	2021	2021	3	100	11,500	
3	0476	VF 6 SBPL	0 100	0	0	96.00	LF	32.00	32.00	100	2021	2021	3	99	3,041	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	
5	0462	ST/AL FNC	0 100	0	0	312.00	SF	10.00	10.00	100	2022	2022	3	100	3,120	
6	0911	SCRN RM A	0 100	7	32	224.00	SF	17.50	17.50	100	2022	2022	3	100	3,920	
7	0855	CONC PAVER	0 100	7	32	224.00	SF	10.00	10.00	100	2022	2022	3	100	2,240	

LAND DESCRIPTION

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/04/2022 BY DJ

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,740	96.6150	114.73	429,090	2021	2021	0	0	0.00	100.00	
1 SNGL FAM - 100% - 2022 Heated Area: 3207 HX Base Yr 2022												



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

93647 EPSOM CT, FERNANDINA BEACH 06/05/2023 MLU

TOTAL OB/XF												
24,358												

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24,358												

Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		429,090	
TOTAL MARKET OB/XF VALUE		24,358	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		528,448	
SOH/AGL Deduction		73,453	
ASSESSED VALUE		454,995	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		404,995	
TOTAL JUST VALUE		528,448	
NCON VALUE		9,280	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		432,733	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008701	ADDITION	7,494	06/07/2022
C2006770	CO ISSUED	0	05/17/2021
B2006770	NEW CONSTR	440,364	09/01/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2463/1909	5/20/2021	SW	Q	I	02
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: ESCHERICH KYLE GUNT					

SALE PRICE 532,000

BUILDING DIMENSIONS												
BAS=[YR=2021] W18 FOP=[YR=2021] N10 W32 S10 E32\$ W32 S38 FOP=[YR=2021] S8 E20 N3 FGR=[YR=2021] E11 N1 E19 N23 W9 N2 W10 S7 W12 S19 E1\$ W1 N8 W6 S3 W13 \$ E13 N3 E6 N11 E12 N7 E10 S2 E9 N19\$ PTR= E20 FUS=[YR=2021] E50 S16 STR=[YR=2021] S8 W8 N4 W4 N4 E12\$ W12 S4 E4 S4 E8 S13 W19 S6 W12 N5 W6 S1 W13 N39\$ W20\$.												

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BAS=[YR=2021] W18 FOP=[YR=2021] N10 W32 S10 E32\$ W32 S38 FOP=[YR=2021] S8 E20 N3 FGR=[YR=2021] E11 N1 E19 N23 W9 N2 W10 S7 W12 S19 E1\$ W1 N8 W6 S3 W13 \$ E13 N3 E6 N11 E12 N7 E10 S2 E9 N19\$ PTR= E20 FUS=[YR=2021] E50 S16 STR=[YR=2021] S8 W8 N4 W4 N4 E12\$ W12 S4 E4 S4 E8 S13 W19 S6 W12 N5 W6 S1 W13 N39\$ W20\$.												

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