

LOT 136
BARNWELL MANOR PHASE 2
OR 2362/1884

SWANSON DAVID A & SORINA I
93679 EPSOM CT
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0136-0000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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

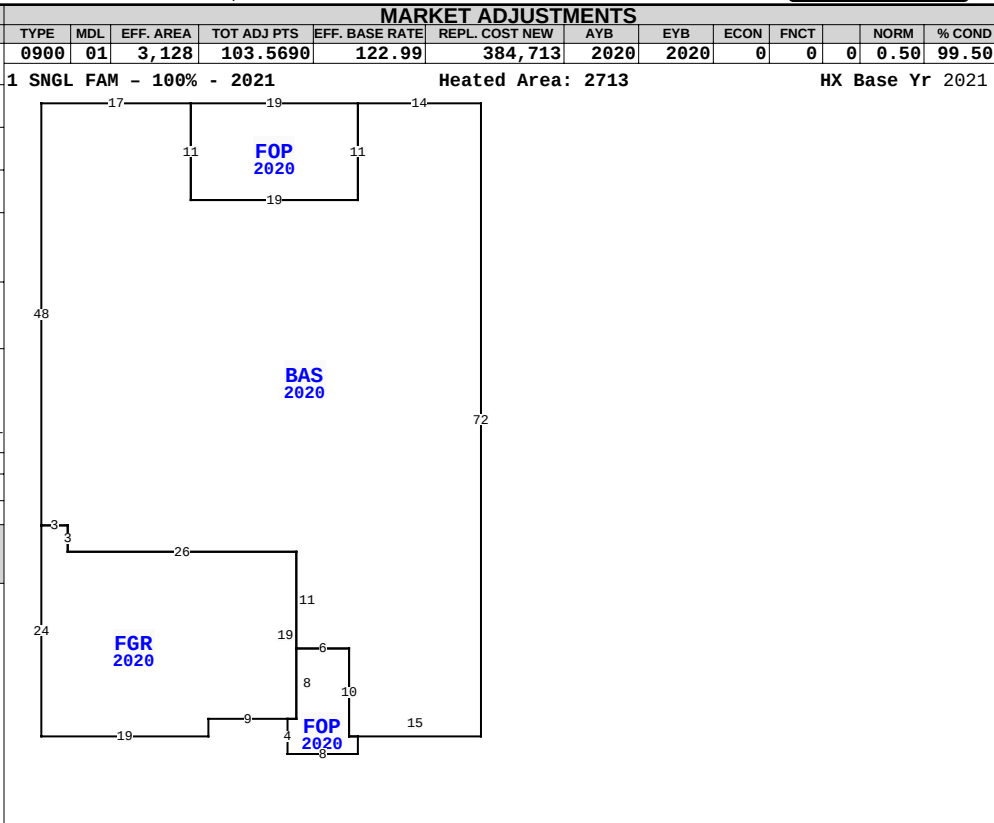
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,713	100	2,713	332,004
FGR	598	55	329	40,262
FOP	78	30	23	2,815
FOP	209	30	63	7,709

TOTALS 3,598 3,128 382,789

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	7	3	21.00	SF	6.50	6.50
2	0812	CONCRETE C	0 100	0	0	1,202.00	SF	4.00	4.00
3	0476	VF 6 SBPL	0 100	0	0	108.00	LF	32.00	32.00
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00
5	0462	ST/AL FNC	0 100	205	0	820.00	SF	10.00	10.00
6	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

REVIEW DATE 02/24/2021 BY KW



93679 EPSOM CT, FERNANDINA BEACH

TOTAL OB/XF									
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1	000100	C	SFR	100			0.00	0.00	1.00

Market: 0 Agricultural: 0 Common: 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	3,128	103.5690	122.99	384,713	2020	2020	0	0	0.50	99.50

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		382,789
TOTAL MARKET OB/XF VALUE		16,954
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		474,743
SOH/AGL Deduction		168,280
ASSESSED VALUE		306,463
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		256,463
TOTAL JUST VALUE		474,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2003345	CO ISSUED	0	11/04/2020
B2003345	NEW CONSTR	368,968	04/17/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2406/1794	11/05/2020	SW	Q	I	02
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: SWANSON DAVID A & S					

BUILDING NOTES

BAS=[YR=2020] W14 FOP=[YR=2020] W19 S11 E19 N11\$ S11 W19 N11 W17 S48 FGR=[YR=2020] S24 E19 N2 E9 FOP=[YR=2020] S4 E8 N2 W1 N10 W6 S8 W1\$ E1 N19 W26 N3 W3\$ E3 S3 E26 S11 E6 S10 E15 N72\$.

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