

LOT 137
BARNWELL MANOR PHASE 2
OR 2362/1884

WALTERS GARY P & SHIRLEY P
93680 EPSOM CT
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0137-0000



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	3,197	102.5202	121.74	389,203	2020	2020	0	0	0.50	99.50	VALUATION BY STANDARD															
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2021													Heated Area: 2713														
Roof Cover	03	COMP SHNGL 100	1 SNGL FAM - 100% - 2021													HX Base Yr 2021														
Interior Wall	05	DRYWALL 100	1 SNGL FAM - 100% - 2021													HX Base Yr 2021														
Interior Floo	13	LVT/LAMMT 70	1 SNGL FAM - 100% - 2021													HX Base Yr 2021														
Interior Floo	11	CLAY TILE 30	1 SNGL FAM - 100% - 2021													HX Base Yr 2021														
Air Condition	03	CENTRAL 100	1 SNGL FAM - 100% - 2021													HX Base Yr 2021														
Heating Type	04	AIR DUCTED 100	1 SNGL FAM - 100% - 2021													HX Base Yr 2021														
Bedrooms	4	100	1 SNGL FAM - 100% - 2021													HX Base Yr 2021														
Bathrooms	3.5	100	1 SNGL FAM - 100% - 2021													HX Base Yr 2021														
Frame	02	WOOD FRAME 100	1 SNGL FAM - 100% - 2021													HX Base Yr 2021														
Stories	1.	1. 100	1 SNGL FAM - 100% - 2021													HX Base Yr 2021														
Units	0	100	1 SNGL FAM - 100% - 2021													HX Base Yr 2021														
Occupancy	00	NONE 100	1 SNGL FAM - 100% - 2021													HX Base Yr 2021														
Quality			02	Quality Level 02													VALUATION SUMMARY													
DOR CODE			0100	SINGLE FAMILY													VALUATION SUMMARY													
MAP NUM			MKT AREA													VALUATION SUMMARY														
NEIGHBORHOOD/LOC			4088.00													VALUATION SUMMARY														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	VALUATION SUMMARY																									
BAS	2,713	100	2,713	328,630	VALUATION SUMMARY																									
FGR	598	55	329	39,852	VALUATION SUMMARY																									
FOP	238	30	71	8,601	VALUATION SUMMARY																									
FSP	209	40	84	10,175	VALUATION SUMMARY																									
TOTALS			3,758	3,197	387,257	VALUATION SUMMARY																								
EXTRA FEATURES					93680 EPSOM CT, 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	10 3	30.00	SF	10.00	10.00	100	2020	2020	3	99	297																
2	0855	CONC PAVER	0 100	0 0	1,145.00	SF	10.00	10.00	100	2020	2020	3	99	11,336																
3	0476	VF 6 SBPL	0 100	0 0	390.00	LF	32.00	32.00	100	2020	2020	3	98	12,230																
4	0470	VNYL GATE	0 100	0 0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294																
TOTAL OB/XF 24,157																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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 02/24/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																														