

LOT 171
BARNWELL MANOR PHASE 1
PBK 8/293

SHERMAN MATTHEW B/SHERMAN JAMIE B
93418 RAINTREE COURT
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0171-0000



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	13	LVT/LAMNT 60		
Interior Floor	11	CLAY TILE 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
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	2,720	100	2,720	325,317
FGR	702	55	386	46,167
FOP	253	30	76	9,090
FOP	341	30	102	12,200
TOTALS	4,016		3,284	392,773

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,284	101.7336	120.81	396,740	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM - 100% - 2020

Heated Area: 2720

HX Base Yr 2020

The map shows a large irregular lot with several smaller areas identified. The main lot is labeled 'BAS 2019'. A smaller area at the top is labeled 'FOP 2019'. A smaller area at the bottom right is labeled 'FGR 2019'. Dimensions are provided for various segments of the lot boundaries.

Segment	Length
Top Left	14
Top Right	23
Right Side	19
Bottom Right	42
Bottom Right (Inner)	21
Bottom Right (Inner)	33
Bottom Right (Inner)	20
Bottom Right (Inner)	12
Bottom Right (Inner)	20
Bottom Right (Inner)	5
Bottom Right (Inner)	13
Bottom Right (Inner)	7
Bottom Right (Inner)	7
Bottom Right (Inner)	12
Bottom Right (Inner)	11
Bottom Right (Inner)	4
Bottom Right (Inner)	6
Bottom Right (Inner)	32
Bottom Right (Inner)	6
Bottom Right (Inner)	22
Bottom Right (Inner)	17

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023