

LOT 176
BARNWELL MANOR PHASE 1
PBK 8/293

STEPHENS JACOB R & HEATHER A
93455 RAINTREE CT
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0176-0000



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	2,917	100.9090	119.83	349,544	2019	2019	0	0	1.00	99.00	VALUATION BY STANDARD											
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2020												Heated Area: 2367											
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2020											
Interior Wall	05	DRYWALL 100																								
Interior Floo	12	HARDWOOD 60																								
Interior Floo	14	CARPET 40																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
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	2,367	100	2,367	280,802																						
FGR	808	55	444	52,673																						
FOP	139	30	42	4,983																						
FSP	160	40	64	7,592																						
TOTALS			3,474	2,917	346,049																					
EXTRA FEATURES			93455 RAINTREE 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	0	0	384.00	SF	10.00	10.00	100	2019	2019	3	99	3,802											
2	0855	CONC PAVER	0 100	0	0	1,162.00	SF	10.00	10.00	100	2019	2019	3	99	11,504											
3	0855	CONC PAVER	0 100	0	0	948.00	SF	10.00	10.00	100	2019	2019	3	99	9,385											
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 01/22/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																										