LOT 10
BARNWELL MANOR PHASE 3
OR 2445/770

HEDDEN CHRISTOPHER L & KRISTIN M
93018 CHELTENHEM LN
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0010-0000

BUILDING CHARACTERISTICS

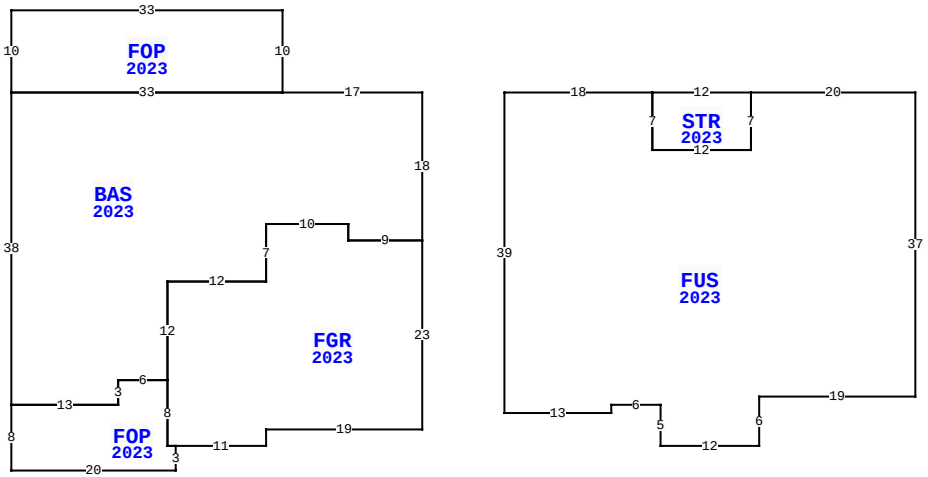
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,302	100	1,302	164,898
FGR	697	55	383	48,507
FOP	173	30	52	6,586
FOP	330	30	99	12,538
FUS	1,870	100	1,870	236,836
STR	84	10	8	1,013
TOTALS	4,456		3,714	470,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,714	101.3175	126.65	470,378	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 3172 HX Base Yr



93018 CHELTENHAM LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	470,378
TOTAL MARKET OB/XF VALUE	11,540
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	556,918
SOH/AGL Deduction	0
ASSESSED VALUE	556,918
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	556,918
TOTAL JUST VALUE	556,918
NCON VALUE	481,918
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230010580	CO		08/17/2023
22013116	NEW CONSTR	518,473	08/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2663/407	8/22/2023	SW	Q	I	01	639,700

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: HEDDEN CHRISTOPHER

BUILDING NOTES

EXTRA FEATURES

LN	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	0	0	0	1,154.00	SF	10.00	10.00	100	2023	2023		100	11,540	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,0] W17 W33 S38 E13 N3 E6 N12 E12 N7 E10 S2 E9 N18 $
FOP=[YR=2023;ORIG=20,-10] E33 S10 W33 N10 $
FOP=[YR=2023;ORIG=20,38] E13 N3 E6 S8 E1 S3 W20 N8 $
FGR=[YR=2023;ORIG=39,23] E12 N7 E10 S2 E9 S23 W19 S2 W11 W1 N8 N12 $
FUS=[YR=2023;ORIG=80,0] E18 S7 E12 N7 E20 S37 W19 S6 W12 N5 W6 S1 W13 N39 $
STR=[YR=2023;ORIG=98,0] E12 S7 W12 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,540

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0		RSF-1	90.00	130.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 07/13/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS