LOT 11
BARNWELL MANOR PHASE 3
OR 2445/770

BOUCHARD ROBERT A & DEBRA E
93002 CHELTENHAM LANE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

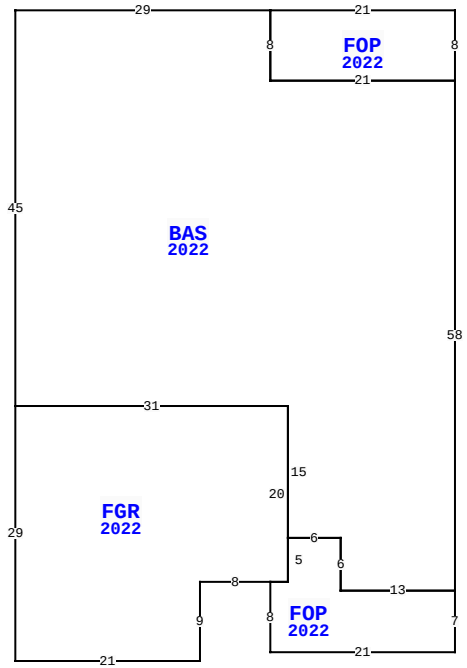
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,445	100	2,445	303,498
FGR	809	55	445	55,238
FOP	168	30	50	6,207
FOP	185	30	56	6,951
TOTALS	3,607		2,996	371,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,996	99.3016	124.13	371,893	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2445 HX Base Yr 2024



93002 CHELTENHAM LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		371,893
TOTAL MARKET OB/XF VALUE		14,600
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		461,493
SOH/AGL Deduction		244,868
ASSESSED VALUE		216,625
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		166,625
TOTAL JUST VALUE		461,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017941	CO ISSUED	0	12/07/2022
21016703	NEW CONSTR	411,082	12/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2669/1682	9/25/2023	WD	Q	I	01	620,000
GRANTOR: LATTUS JERRY LYNN & H						
GRANTEE: BOUCHARD ROBERT A &						
2608/1491	12/12/2022	SW	Q	I	01	528,400
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: LATTUS JERRY LYNN &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W21 BAS=[YR=2022] W29S45 FGR=[YR=2022] S29 E21 N9 E8 FOP=[YR=2022] S8 E21 N7 W13 N6 W6 S5 W2$ E2 N20 W31$ E31 S15 E6 S6 E13 N58 W21 N8$ S8 E21 N8$.

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	100	0	0	1,424.00	SF	10.00	10.00	100	2022	2022	3	100	14,240	
2	0855	CONC PAVER	0	100	0	0	36.00	SF	10.00	10.00	100	2022	2022	3	100	360	

LAND DESCRIPTION

TOTAL OB/XF 14,600

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	100		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 01/02/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS