

LOT 13
BARNWELL MANOR PHASE 3
OR 2445/770

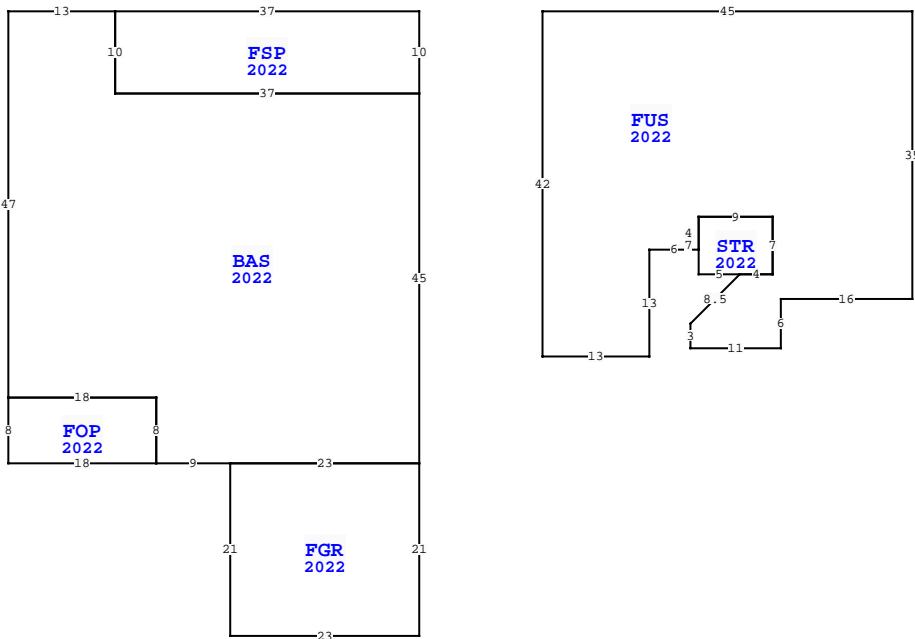
MAGGIO THOMAS & DIANA M
92970 CHELTENHAM LANE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0013-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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
BAS	2,236	100	2,236
FGR	483	55	266
FOP	144	30	43
FSP	370	40	148
FUS	1,618	100	1,618
STR	63	10	6
TOTALS	4,914		4,317
			535,956

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	4,317	99.3168	124.15	535,956	2022	2022	0	0	0.00	100.00		
1 SNGL FAM - 0% - 2023 Heated Area: 3854 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	535,956		
TOTAL MARKET OB/XF VALUE	8,320		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	619,276		
SOH/AGL Deduction	0		
ASSESSED VALUE	619,276		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	619,276		
TOTAL JUST VALUE	619,276		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	592,467		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018134	CO ISSUED	0	12/09/2022
22000214	NEW CONSTR	614,398	01/05/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/0840	12/08/2022	SW Q	Q	I	01	696,500

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: MAGGIO THOMAS & DIA

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2022] W37 BAS=[YR=2022] W13 S47 FOP=[YR=2022] S8 E18 N8 W18\$ E18 S8 E9 FGR=[YR=2022] S21 E23 N21 W23\$ E23 N45 W37 N10\$ S10 E37 N10\$ PTR=E15 FUS=[YR=2022] E45 S35 W16 S6 W11 N3 U6 R6 STR=[YR=2022] W5 N7 E9 S7 W4\$ E4 N7 W9 S4 W6 S13 W13 N42\$ W15\$.	

EXTRA FEATURES																
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	0	0	709.00	SF	10.00	10.00	100	2022	2022	3	100	7,090	
2	0855	CONC PAVER	0	0	0	123.00	SF	10.00	10.00	100	2022	2022	3	100	1,230	

LAND DESCRIPTION														TOTAL OB/XF										
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	0		RSF-1	90.00	130.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							