

LOT 15
BARNWELL MANOR PHASE 3
OR 2445/770

HAMILTON CHRISTOPHER & CHERYL
92938 CHELTENHAM LANE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0015-0000



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	SUBAREA MARKET VALUE
BAS	1,858	100	1,858	241,150
FGR	660	55	363	47,114
FOP	218	30	65	8,436
FSP	310	40	124	16,094
FUS	1,079	100	1,079	140,043
STR	64	10	6	779

TOTALS 4,189 3,495 453,616

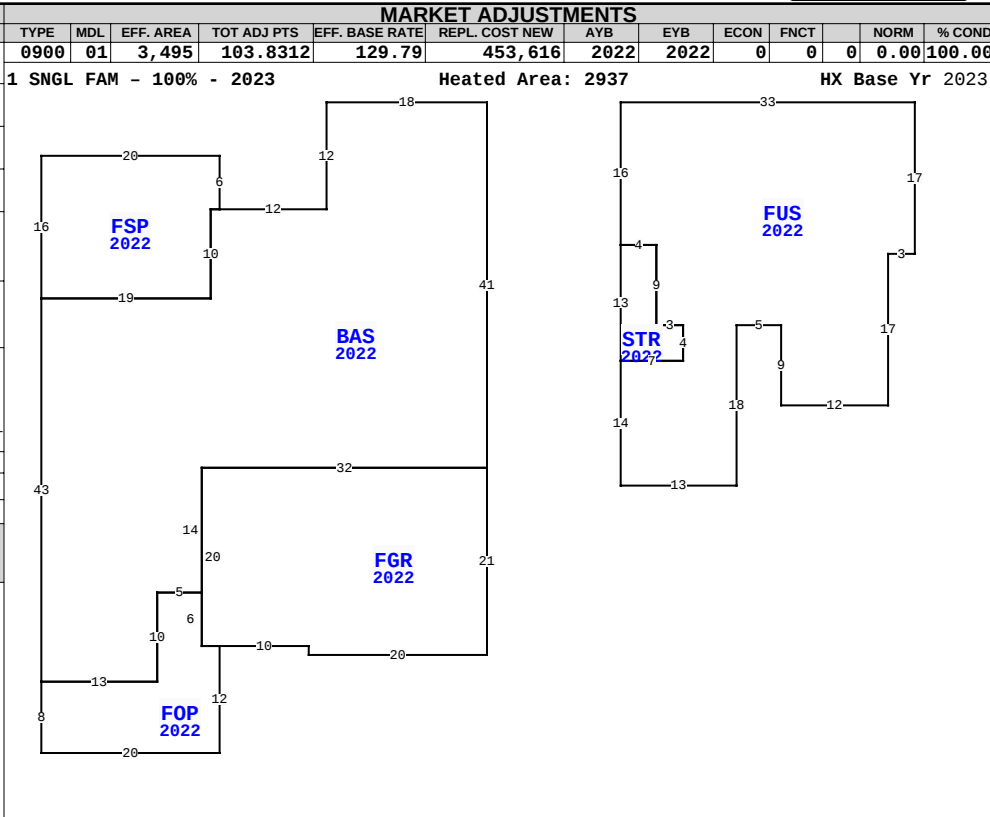
EXTRA FEATURES

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	0 100	0	0	1,388.00	SF	10.00	10.00	100	2022	2022	3	100	13,880	
2	0855	CONC PAVER	0 100	0	0	33.00	SF	10.00	10.00	100	2022	2022	3	100	330	

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		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



92938 CHELTENHAM LN, FERNANDINA BEACH

BLD DATE 06/05/2023 MLU

XF DATE

INC DATE

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		453,616
TOTAL MARKET OB/XF VALUE		14,210
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		542,826
SOH/AGL Deduction		113,097
ASSESSED VALUE		429,729
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		374,729
TOTAL JUST VALUE		542,826
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,144

BLD DATE

XF DATE

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