

LOT 59
BARNWELL MANOR PHASE 3
OR 2445/770

MONTES CRISTIAN RODRIGO/OTTH ALEJANDRA ANDREA
92937 CHELTENHAM LANE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0059-0000



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		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	SUBAREA MARKET VALUE
BAS	2,236	100	2,236	277,599
FGR	657	55	361	44,818
FOP	144	30	43	5,338
FOP	370	30	111	13,781
FUS	1,618	100	1,618	200,875
STR	63	10	6	745
TOTALS	5,088		4,375	543,156

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	0	0	1,573.00	SF	10.00	10.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	0		RSF-1	90.00	130.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,375	99.3168	124.15	543,156	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 0% - 2024 Heated Area: 3854 HX Base Yr											
BLD DATE: 06/05/2023 MLU											

TOTAL OB/XF											
15,730											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		543,156	
TOTAL MARKET OB/XF VALUE		15,730	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		633,886	
SOH/AGL Deduction		0	
ASSESSED VALUE		633,886	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		633,886	
TOTAL JUST VALUE		633,886	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		606,718	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018517	CO ISSUED	0	12/16/2022
22001579	NEW CONSTR	618,544	01/27/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2657/1992	8/01/2023	WD Q	Q	I	01
GRANTOR: DUGGAN KEVIN J 2008 R					
GRANTEE: MONTES CRISTIAN ROD					
2610/0283	12/16/2022	SW Q	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: DUGGAN KEVIN J 2008					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2022] W37 BAS=[YR=2022] W13 S47 FOP=[YR=2022] S8 E18 N8 W18\$ E18 S8 E9 FGR=[YR=2022] S19 E1 S10 E22 N29 W23\$ E23 N45 W37 N10\$ S10 E37 N10\$ PTR=E15 FUS=[YR=2022] E45 S35 W16 S6 W11 N3 U6 R6 STR=[YR=2022] W5N7E9S7W4\$ E4N7W9S4W6 S13 W13 N42\$ W15\$.											