

LOT 62
BARNWELL MANOR PHASE 3
OR 2445/770

MARTIN KEVIN FRANCIS
92985 CHELTENHAM LANE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0062-0000



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		45 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

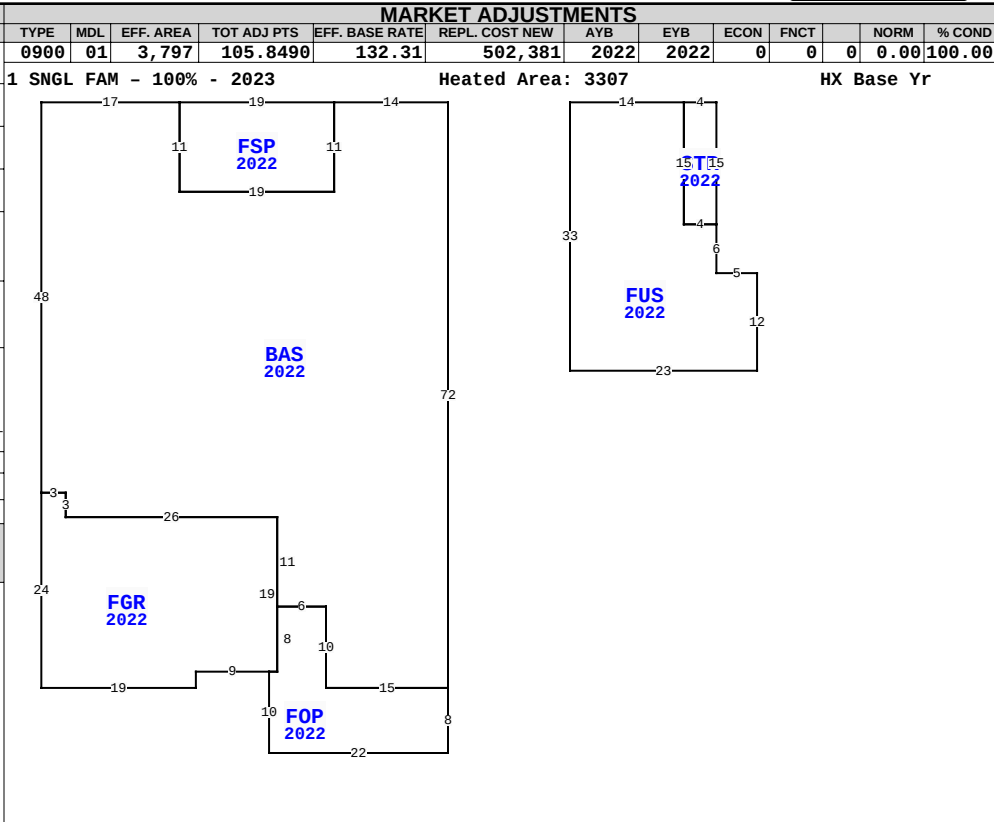
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4088.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,713	100	2,713	358,957
FGR	598	55	329	43,530
FOP	238	30	71	9,394
FSP	209	40	84	11,114
FUS	594	100	594	78,592
STR	60	10	6	794

TOTALS	4,412		3,797	502,381
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,321.00	SF	10.00	10.00
2	0462	ST/AL FNC	0 100	0	0	528.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		RSF-1	90.00	130.00	1.00



92985 CHELTENHAM LN, FERNANDINA BEACH	BLD DATE	LGL DATE	06/05/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1,321.00	SF	10.00	10.00	100	2022	2022	3	100	13,210	
2	0462	ST/AL FNC	0 100	0	0	528.00	SF	10.00	10.00	100	2022	2022	3	98	5,174	

TOTAL OB/XF										18,384						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000134	C	SFR POND	100		RSF-1	90.00	130.00	1.00	LT		1.00	1.00	75,000.00	75,000.00	75,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				502,381	
TOTAL MARKET OB/XF VALUE				18,384	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				595,765	
SOH/AGL Deduction				7,869	
ASSESSED VALUE				587,896	
TOTAL EXEMPTION VALUE		13		587,896	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				595,765	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				570,773	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018398	CO ISSUED	0	12/14/2022
22000391	NEW CONSTR	540,467	01/07/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2610/0321	12/16/2022	SW	Q	I	02	712,200
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: MARTIN KEVIN FRANCIS						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W14 FSP=[YR=2022] W19 S11 E19 N11\$ S11 W19 N11 W17 S48 FGR=[YR=2022] S24 E19 N2 E9 FOP=[YR=2022] S10 E22 N8 W15 N10 W6 S8 W1\$ E1 N19 W26 N3 W3\$ E3 S3 E26 S11 E6 S10 E15 N72\$ PTR=E15 FUS=[YR=2022] E14 STR=[YR=2022] E4 S15 W4 N15\$ S15 E4 S6 E5 S12 W23 N33\$ W15\$.									