LOT 63
BARNWELL MANOR PHASE 3
OR 2445/770

FOCHT FAMILY LEGACY TRUST/FOCHT DAVID S TRUSTEE
93001 CHELTENHAM LANE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

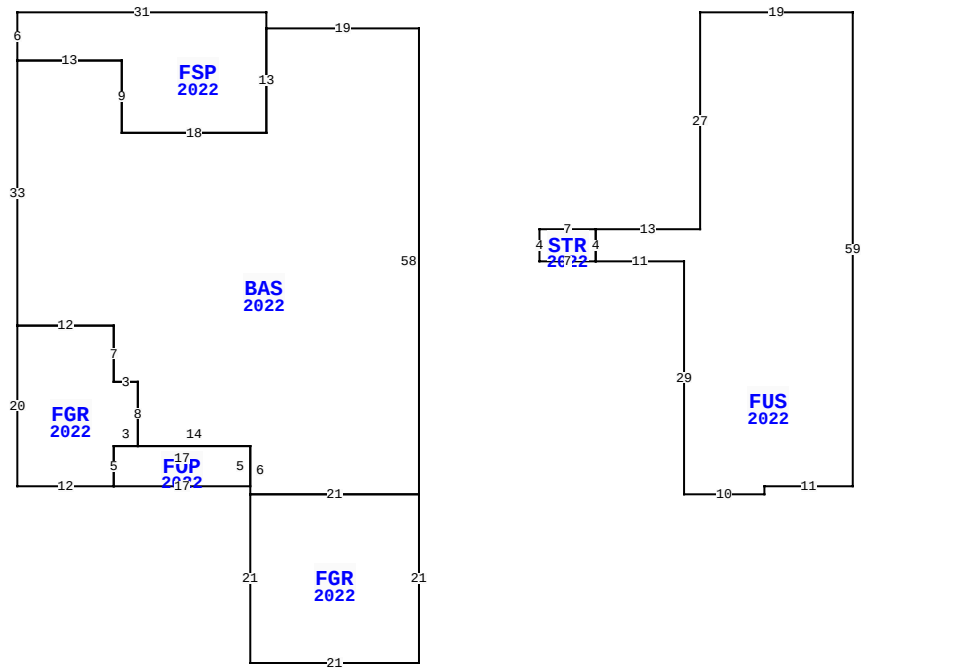
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	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	279,925
FGR	264	55	145	18,153
FGR	441	55	243	30,421
FOP	85	30	26	3,255
FSP	348	40	139	17,401
FUS	1,239	100	1,239	155,110
STR	28	10	3	376
TOTALS	4,641		4,031	504,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,031	100.1528	125.19	504,641	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 3475 HX Base Yr 2023



93001 CHELTENHAM LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		504,641
TOTAL MARKET OB/XF VALUE		20,962
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		600,603
SOH/AGL Deduction		128,295
ASSESSED VALUE		472,308
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		422,308
TOTAL JUST VALUE		600,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		575,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018735	CO ISSUED	0	12/21/2022
22000248	NEW CONSTR	573,804	01/05/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2610/1303	12/20/2022	SW	Q	I	01	794,900

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: FOCHT FAMILY LEGACY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W19 FSP=[YR=2022] N2 W31 S6 E13 S9 E18 N13$ S13 W18 N9 W13 S33 FGR=[YR=2022] S20 E12 FOP=[YR=2022] E17 N5 W17 S5$ N5 E3 N8 W3 N7 W12$ E12 S7 E3 S8 E14 S6 FGR=[YR=2022] S21 E21 N21 W21$ E21 N58$ PTR=E15 S25 STR=[YR=2022] E7 FUS=[YR=2022] E13 N27 E19 S59 W11 S1 W10 N29 W11 N4$ S4 W7 N4$ W15 N25$.

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	1,320.00	SF	10.00	10.00	100	2022	2022	3	100	13,200	
2	0462	ST/AL FNC	0	100	0	0	792.00	SF	10.00	10.00	100	2022	2022	3	98	7,762	

LAND DESCRIPTION

TOTAL OB/XF 20,962

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	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