

LOT 64
BARNWELL MANOR PHASE 3
OR 2445/770

SHAY KELSEY/MCCLUNG SEAN
93017 CHELTENHAM LANE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0064-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																										
Exterior Wall	31	HARDIE BRD 100	0900	01	3,559	101.5740	126.97	451,886	2022	2022	0	0	0.00	100.00	VALUATION SUMMARY																										
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 100% - 2023													Heated Area: 3135													HX Base Yr 2023												
Roof Cover	03	COMP SHNGL 100														ST 2022																									
Interior Wall	05	DRYWALL 100														FOP 2022																									
Interior Floor	11	CLAY TILE 60														FUS 2022																									
Interior Floor	14	CARPET 40														FUS 2022																									
Air Condition	03	CENTRAL 100														FUS 2022																									
Heating Type	04	AIR DUCTED 100														FUS 2022																									
Bedrooms	4	100														FUS 2022																									
Bathrooms	3.5	100														FUS 2022																									
Frame	02	WOOD FRAME 100														FUS 2022																									
Stories	2.	2. 100														FUS 2022																									
Units	0	100	FUS 2022																																						
Occupancy	00	NONE 100	FUS 2022																																						
Quality		02	Quality Level 02													STANDARD																									
DOR CODE		0100	SINGLE FAMILY													Tax Group: 4																									
MAP NUM		MKT AREA													Tax Dist:																										
NEIGHBORHOOD/LOC		4088.00													BUILDING MARKET VALUE																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											TOTAL MARKET OB/XF VALUE																										
BAS	2,445	100	2,445	310,442											TOTAL LAND VALUE - MARKET																										
FGR	640	55	352	44,693											TOTAL MARKET VALUE																										
FOP	58	30	17	2,158											SOH/AGL Deduction																										
FOP	168	30	50	6,349											ASSESSED VALUE																										
FUS	690	100	690	87,609											TOTAL EXEMPTION VALUE																										
STR	52	10	5	635											BASE TAXABLE VALUE																										
TOTALS		4,053	3,559	451,886											TOTAL JUST VALUE																										
EXTRA FEATURES		93017 CHELTENHAM LN, FERNANDINA BEACH													NCON VALUE																										
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	INCOME VALUE																									
1	0855	CONC PAVER	0	100	0	0			10.00	100	2022	2022	3	100	12,170	PREVIOUS YEAR MKT VALUE																									
2	0855	CONC PAVER	0	100	0	0			10.00	100	2022	2022	3	100	360																										
LAND DESCRIPTION		TOTAL OB/XF													12,530																										
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	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																																									