

LOT 65
BARNWELL MANOR PHASE 3
OR 2445/770

JOZEPIAK BRIAN J & KATHLEEN M
93033 CHELTENHAM LANE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0065-0000



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	3,031	102.9572	128.70	390,090	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD																							
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2023												Heated Area: 2445												HX Base Yr 2023											
Roof Cover	03	COMP SHNGL 100													Tax Group: 4												Tax Dist:											
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												390,090											
Interior Floo	11	CLAY TILE 60													TOTAL MARKET OB/XF VALUE												20,750											
Interior Floo	14	CARPET 40													TOTAL LAND VALUE - MARKET												75,000											
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE												485,840											
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction												5,746											
Bedrooms	3	100													ASSESSED VALUE												480,094											
Bathrooms	2.5	100													TOTAL EXEMPTION VALUE												HX HB 50,000											
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE												430,094											
Stories	1.	1. 100													TOTAL JUST VALUE												485,840											
Units	0	100	NCON VALUE												516																							
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE 465,610																							
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	2,445	100	2,445	314,672																																		
FGR	809	55	445	57,272																																		
FOP	168	30	50	6,435																																		
FOP	185	30	56	7,207																																		
PTO	210	5	10	1,287																																		
USP	84	30	25	3,218																																		
TOTALS	3,901		3,031	390,090																																		
EXTRA FEATURES															93033 CHELTENHAM LN, FERNANDINA BEACH																							
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	1,491.00	SF	10.00	10.00	100	2022	2022	3	100	14,910																								
2	0855	CONC PAVER	0 100	0 0	144.00	SF	10.00	10.00	100	2022	2022	3	100	1,440																								
3	0912	SCRN RM G	1 100	21 10	210.00	SF	20.00	20.00	100	2024	2023		100	4,200																								
4	0855	CONC PAVER	1 100	0 0	20.00	SF	10.00	10.00	100	2024	2023		100	200																								
LAND DESCRIPTION															TOTAL OB/XF 20,750																							
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																																						