

LOT 74
BARNWELL MANOR PHASE 1
PBK 8/293

BLACK JAMES ROBERT JR & JULIA ANN
93177 SANDOWN DRIVE
FERNANDINA BEACH, FL 32034

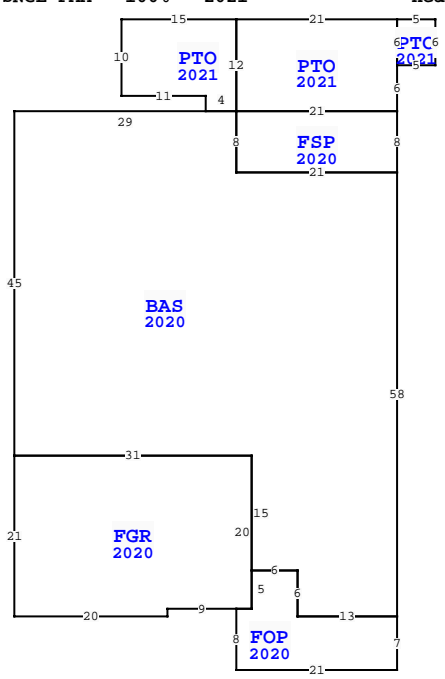
2024

39-2N-28-0141-0074-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 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
BAS	2,445	100	2,445
FGR	640	55	352
FOP	185	30	56
FSP	168	40	67
PTO	30	5	2
PTO	158	5	8
PTO	252	5	13
TOTALS	3,878		2,943
			354,494

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,943	97.3370	121.67	358,075	2020	2020	0	0	1.00	99.00
1 SNGL FAM - 100% - 2021 Heated Area: 2445 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		354,494	
TOTAL MARKET OB/XF VALUE		17,092	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		446,586	
SOH/AGL Deduction		106,382	
ASSESSED VALUE		340,204	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		290,204	
TOTAL JUST VALUE		446,586	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		430,905	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2012123	SCRN ENCLSR	12,000	12/07/2020
C2002366	CO ISSUED	0	09/03/2020
B2002366	NEW CONSTR	338,461	03/17/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2391/0907	8/08/2020	SW	Q	I	01	374,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: BLACK JAMES ROBERT						

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

BUILDING NOTES	
BUILDING DIMENSIONS PTO=[YR=2021] N6 PTO=[YR=2021] E5 N6 W5 S6\$ N6 W21 PTO=[YR=2021] W15 S10 E11 S2 E4 N12\$ S12 E21\$ FSP=[YR=2020] W21 BAS=[YR=2020] W29 S45 FGR=[YR=2020] S21 E20 N1 E9 FOP=[YR=2020] S8 E21 N7 W13 N6 W6 S5 W2\$ E2 N20 W31\$ E31 S15 E6 S6 E13 N58 W21 N8\$ S8 E21 N8\$.	

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	0810	CONCRETE A	0	100	6	3		18.00	6.50	100	2020	2020	3	99	116	
2	0812	CONCRETE C	0	100	0	0		1,415.00	4.00	100	2020	2020	3	99	5,603	
3	0462	ST/AL FNC	0	100	180	0		720.00	10.00	100	2020	2020	3	93	6,696	
4	0463	FENCE GATE	0	100	0	0		2.00	300.00	100	2020	2020	3	96	576	
5	0911	SCRN RM A	0	100	21	12		252.00	17.50	100	2021	2021	3	93	4,101	

LAND DESCRIPTION		TOTAL OB/XF																						
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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							