

LOT 93
BARNWELL MANOR PHASE 2
OR 2362/1884

BOYLE CHARLOTTE MARGUERITE
4670 CARLTON DUNES DRIVE #2
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0093-0000



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	VALUATION SUMMARY														
Exterior Wall	31	HARDIE BRD 100	0900	01	3,384	99.8108	124.76	422,188	2021	2021	0	0	0.50	99.50	STANDARD														
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2023													Heated Area: 2905													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023													
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMMT 60																											
Interior Floo	14	CARPET 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		4.5 100																											
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	SUBAREA MARKET VALUE																									
BAS	2,905	100	2,905	360,616																									
FGR	679	55	373	46,302																									
FOP	49	30	15	1,862																									
FSP	228	40	91	11,296																									
TOTALS			3,861	3,384	420,077																								
EXTRA FEATURES					94001 GOODWOOD DR, 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	1,140.00	SF	10.00	10.00	100	2021	2021	3	99	11,286													
2	0855	CONC PAVER	0	100	0	0	33.00	SF	10.00	10.00	100	2021	2021	3	99	327													
3	0476	VF 6 SBPL	0	100	0	0	210.00	LF	32.00	32.00	100	2021	2021	3	98	6,586													
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	98	588													
TOTAL OB/XF 18,787																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
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												
REVIEW DATE 01/20/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2716/683	6/05/2024	WD	Q	I	01	675,000
GRANTOR: SULLIVAN JAMES A & JO						
GRANTEE: BOYLE CHARLOTTE MAR						
2514/1756	11/12/2021	SW	Q	I	02	481,400
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: SULLIVAN JAMES ARTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 S3 FSP=[YR=2021] W19 S12 E19 N12\$ S12 W19 N15 W14 S80 E14 N2 FOP=[YR=2021] E7 N1 FGR=[YR=2021] E10 S1 E19 N23 W30 S22 E1\$ W1 N7 W6 S8\$ N8 E6 N15 E30 N55\$.