

LOT 137  
BARNWELL MANOR PHASE 2  
OR 2362/1884

WALTERS FAMILY TRUST/WALTERS GARY P TRUSTEE  
93680 EPSOM CT  
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0137-0000



| 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            | 13 | LVT/LAMMT 70   |
| Interior Floo            | 11 | CLAY TILE 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 3.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

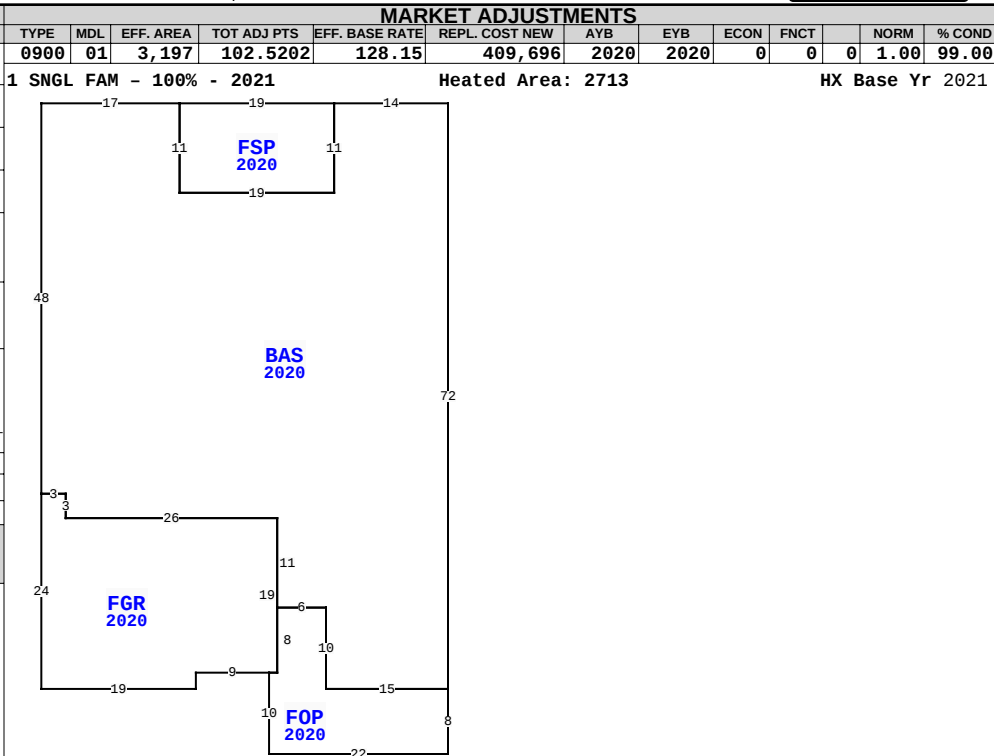
|          |      |                  |
|----------|------|------------------|
| Quality  | 02   | Quality Level 02 |
| DOR CODE | 0100 | SINGLE FAMILY    |
| MAP NUM  |      | MKT AREA 04      |

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 4088.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,713            | 100         | 2,713        | 344,194              |
| FGR       | 598              | 55          | 329          | 41,739               |
| FOP       | 238              | 30          | 71           | 9,008                |
| FSP       | 209              | 40          | 84           | 10,657               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,758 |  | 3,197 | 405,599 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |   |          |    |        |                |
|----------------|------------|-------------|---------|----|---|----------|----|--------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W | UNITS    | UT | Adj R  | ADJ UNIT PRICE |
| 1              | 0855       | CONC PAVER  | 0 100   | 10 | 3 | 30.00    | SF | 10.00  | 10.00          |
| 2              | 0855       | CONC PAVER  | 0 100   | 0  | 0 | 1,145.00 | SF | 10.00  | 10.00          |
| 3              | 0476       | VF 6 SBPL   | 0 100   | 0  | 0 | 390.00   | LF | 32.00  | 32.00          |
| 4              | 0470       | VNYL GATE   | 0 100   | 0  | 0 | 1.00     | UT | 300.00 | 300.00         |



93680 EPSOM CT, FERNANDINA BEACH

|          |
|----------|
| BLD DATE |
| XF DATE  |
| INC DATE |

|           |
|-----------|
| LGL DATE  |
| LAND DATE |
| AG DATE   |

06/05/2023 MLU

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 4      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 4              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 405,599     |        |
| TOTAL MARKET OB/XF VALUE  |  | 23,902      |        |
| TOTAL LAND VALUE - MARKET |  | 75,000      |        |
| TOTAL MARKET VALUE        |  | 504,501     |        |
| SOH/AGL Deduction         |  | 123,456     |        |
| ASSESSED VALUE            |  | 381,045     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 331,045     |        |
| TOTAL JUST VALUE          |  | 504,501     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 486,414     |        |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C2003344   | CO ISSUED   | 0       | 10/21/2020 |
| B2003344   | NEW CONSTR  | 372,880 | 04/17/2020 |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2724/1836                      | 7/16/2024  | WD        | U   | I   | 11     | 100        |  |
| GRANTOR: WALTERS GARY P & SHIR |            |           |     |     |        |            |  |
| GRANTEE: WALTERS FAMILY TRUS   |            |           |     |     |        |            |  |
| 2402/0911                      | 10/19/2020 | SW        | Q   | I   | 02     | 445,600    |  |
| GRANTOR: AVH NORTH FLORIDA LLC |            |           |     |     |        |            |  |
| GRANTEE: WALTERS GARY P & SH   |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2020] W14 FSP=[YR=2020] W19 S11 E19 N11\$ S11 W19 N11 W17 S48 FGR=[YR=2020] S24 E19 N2 E9 FOP=[YR=2020] S10 E22 N8 W15 N10 W6 S8 W1\$ E1 N19 W26 N3 W3\$ E3 S3 E26 S11 E6 S10 E15 N72\$. |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        |

| TOTAL OB/XF |     |          |        |         |            |                |            |                             |      |
|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|
| UNIT TYPE   | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR |
| LT          |     | 1.00     | 1.00   | 1.00    | 75,000.00  | 75,000.00      | 75,000     |                             |      |