LOT 138
BARNWELL MANOR PHASE 2
OR 2362/1884

PATTERSON ADAM ROBERT & JANA M
93664 EPSOM CT
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0138-0000

NASSAU COUNTY PROPERTY

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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

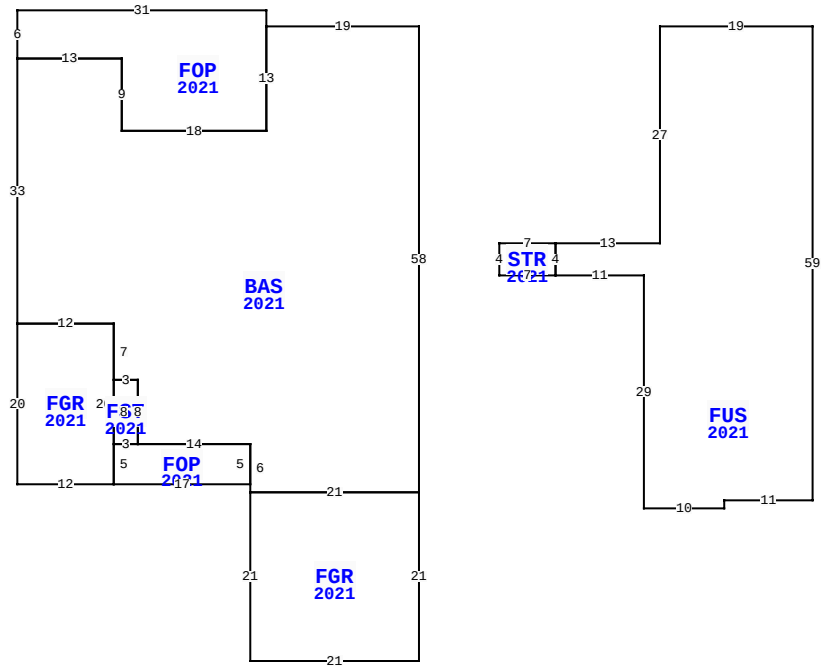
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4088.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,236	100	2,236	272,251
FGR	240	55	132	16,072
FGR	441	55	243	29,587
FOP	85	30	26	3,166
FOP	348	30	104	12,662
FST	24	55	13	1,583
FUS	1,239	100	1,239	150,858
STR	28	10	3	365
TOTALS	4,641		3,996	486,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,996	97.8975	122.37	488,991	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 0 Heated Area: 3475 HX Base Yr



93664 EPSOM CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	486,546
TOTAL MARKET OB/XF VALUE	11,682
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	573,228
SOH/AGL Deduction	15,863
ASSESSED VALUE	557,365
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	557,365
TOTAL JUST VALUE	573,228
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	551,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP230013679	POOL	153,000	10/25/2023
C2006913	CO ISSUED	0	05/28/2021
B2006913	NEW CONSTR	468,056	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2467/1590	5/28/2021	SW	Q	I	01	619,200

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: PATTERSON ADAM ROBE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W19 FOP=[YR=2021] N2 W31 S6 E13 S9 E18 N13$ S13 W18 N9 W13 S33 FGR=[YR=2021] S20 E12 FOP=[YR=2021] E17 N5 W14 FST=[YR=2021] N8 W3 S8 E3$ W3 S5$ N20 W12$ E12 S7 E3 S8 E14 S6 FGR=[YR=2021] S21 E21 N21 W21$ E21 N58$ PTR= E30 FUS=[YR=2021] E19 S59 W11 S1 W10 N29 W11 STR=[YR=2021] N4 W7 S4 E7$ N4 E13 N27$ W30$.

EXTRA FEATURES

LN	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	0	0	0	1,180.00	SF	10.00	10.00	100	2021	2021	3	99	11,682	

LAND DESCRIPTION

TOTAL OB/XF 11,682

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		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 07/23/2024 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS