

LOT 160
BARNWELL MANOR PHASE 2
OR 2362/1884

LUTERAN ANDREW MICHAEL & MARY DRAPER
93498 SANDOWN DRIVE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0160-0000



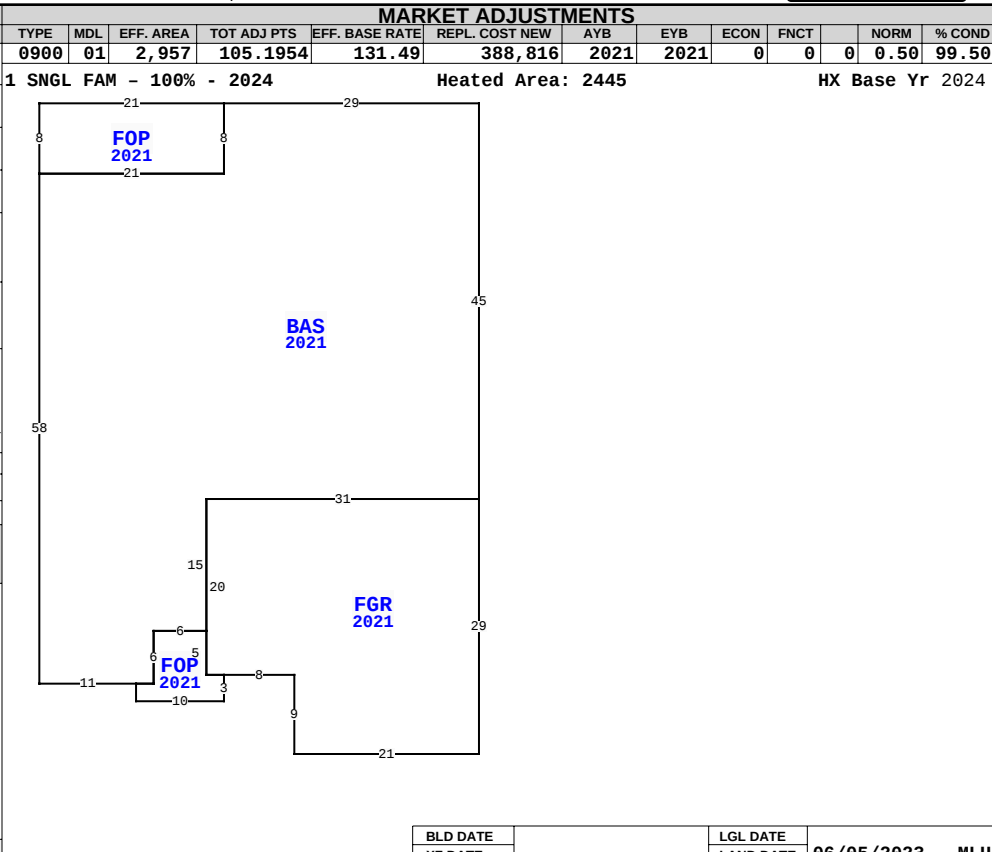
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,445	100	2,445	319,886
FGR	809	55	445	58,220
FOP	58	30	17	2,224
FOP	168	30	50	6,542
TOTALS	3,480		2,957	386,872

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,580.00	SF	10.00	10.00	100	2021
2	0855	CONC PAVER	0 100	3	52	156.00	SF	10.00	10.00	100	2021

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



TOTAL OB/XF											
17,186											

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17,186											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	386,872		
TOTAL MARKET OB/XF VALUE	17,186		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	479,058		
SOH/AGL Deduction	0		
ASSESSED VALUE	479,058		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	429,058		
TOTAL JUST VALUE	479,058		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	461,748		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2105567	CO ISSUED	0	01/03/2022
B2105567	NEW CONSTR	365,772	05/03/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2659/428	8/04/2023	WD Q	Q	I	01
GRANTOR: RIZZO BETHANIE N & JO					
GRANTEE: LUTERAN ANDREW MICH					
2530/1383	12/31/2021	SW Q	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: RIZZO BEHTANIE NIAT					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W29 FOP=[YR=2021] W21 S8 E21 N8\$ S8 W21 S58 E11 FOP=[YR=2021] S2 E10 N3 FGR=[YR=2021] E8 S9 E21 N29 W31 S20 E2\$ W2 N5 W6 S6 W2\$ E2 N6 E6 N15 E31 N45\$.											