

LOT 168  
BARNWELL MANOR PHASE 1  
PBK 8/293

NOVAK DONNA LEA/NOVAK ALEXANDER STANLEY  
93370 SANDOWN DRIVE  
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0168-0000



| 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/LAMNT 50   |                  |                      |
| Interior Floo            | 14               | CARPET 50      |                  |                      |
| 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            | 333,245              |
| FGR                      | 598              | 55             | 329              | 40,412               |
| FOP                      | 78               | 30             | 23               | 2,825                |
| FSP                      | 209              | 40             | 84               | 10,318               |
|                          |                  |                |                  |                      |
| TOTALS                   | 3,598            |                | 3,149            | 386,800              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900               | 01  | 3,149     | 98.7620     | 123.45         | 388,744        | 2021 | 2021 | 0    | 0    | 0.50 | 99.50  |

1 SNGL FAM - 100% - 2023