

LOT 174
BARNWELL MANOR PHASE 1
PBK 8/293

SOMPLASKY ANDREW J & RACHAEL
93417 RAINTREE COURT
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0174-0000



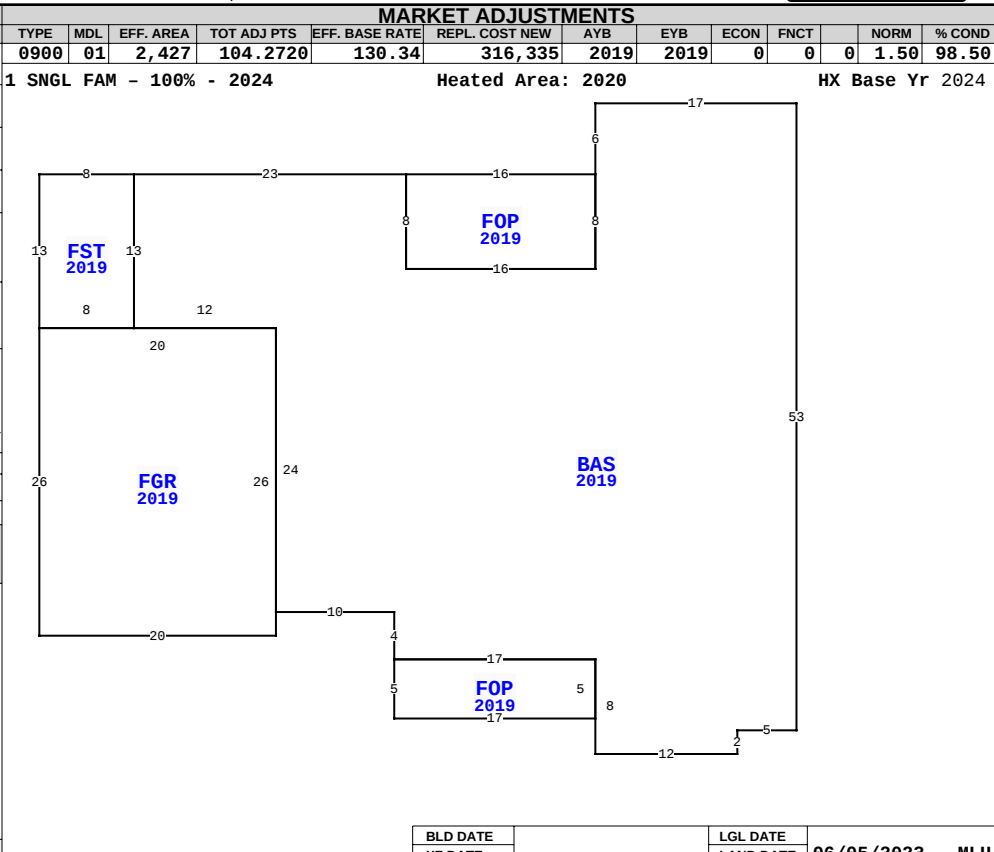
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,020	100	2,020	259,338
FGR	520	55	286	36,718
FOP	85	30	26	3,338
FOP	128	30	38	4,879
FST	104	55	57	7,318
TOTALS	2,857		2,427	311,590

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	120.00	SF	10.00	10.00	100	2019
2	0855	CONC PAVER	0 100	0	0	818.00	SF	10.00	10.00	100	2019
3	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2019
4	0462	ST/AL FNC	0 100	222	0	888.00	SF	10.00	10.00	100	2019

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	000134	C	SFR POND	100		RSF-1	0.00	0.00	1.00	LT	1.00



93417 RAINTREE CT, FERNANDINA BEACH				XF DATE INC DATE					LAND DATE AG DATE		06/05/2023	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
120.00	SF	10.00	10.00	100	2019	2019	3	98	1,176			
818.00	SF	10.00	10.00	100	2019	2019	3	98	8,016			
2.00	UT	300.00	300.00	100	2019	2019	3	95	570			
888.00	SF	10.00	10.00	100	2019	2019	3	90	7,992			

TOTAL OB/XF											
17,754											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		311,590	
TOTAL MARKET OB/XF VALUE		17,754	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		404,344	
SOH/AGL Deduction		0	
ASSESSED VALUE		404,344	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		354,344	
TOTAL JUST VALUE		404,344	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		390,626	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012805	CO ISSUED	0	12/18/2019
19004132	NEW CONSTR	282,477	04/24/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2558/1547	4/26/2022	WD	Q	I	01
					SALE PRICE
					555,000
GRANTOR: CHAPMAN PETRA ROCK &					
GRANTEE: SOMPLASKY ANDREW JO					
2327/0515	12/20/2019	SW	Q	I	02
					336,000
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: CHAPMAN PETRA ROCK					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W17 S6 FOP=[YR=2019] W16 S8 E16 N8\$ S8 W16 N8 W23 FST=[YR=2019] W8 S13 FGR=[YR=2019] S26 E20 N26 W20\$ E8 N13\$ S13 E12 S24 E10 S4 FOP=[YR=2019] S5 E17 N5 W17\$ E17 S8 E12 N2 E5 N53\$.											