

LOT 176
BARNWELL MANOR PHASE 1
PBK 8/293

PILSON MARK G & THERESA M
93455 RAINTREE CT
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0176-0000



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	12	HARDWOOD 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

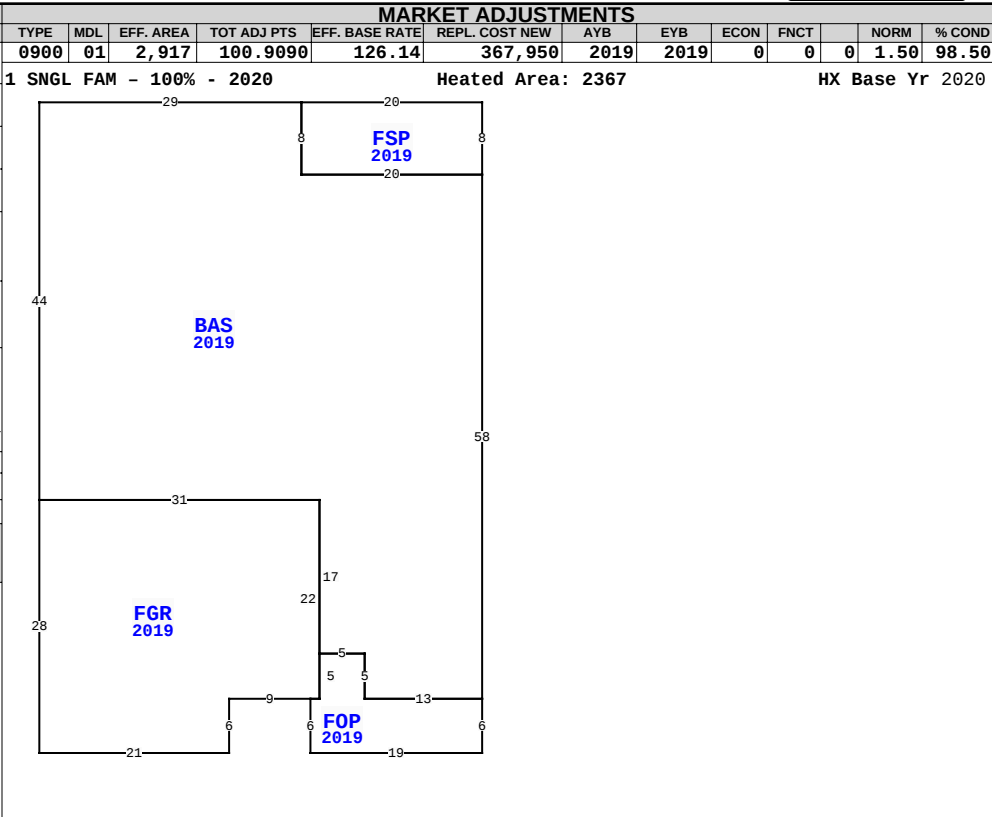
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4088.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,367	100	2,367	294,094
FGR	808	55	444	55,166
FOP	139	30	42	5,219
FSP	160	40	64	7,952

TOTALS	3,474		2,917	362,431
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	384.00	SF	10.00
2	0855	CONC PAVER	0	100	0	0	1,162.00	SF	10.00
3	0855	CONC PAVER	0	100	0	0	948.00	SF	10.00

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



93455 RAINTREE CT, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	06/05/2023
	INC DATE		AG DATE	MLU

L N	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	100	0	0	384.00	SF	10.00	10.00	100	2019	2019	3	98	3,763	
2	0855	CONC PAVER	0	100	0	0	1,162.00	SF	10.00	10.00	100	2019	2019	3	98	11,388	
3	0855	CONC PAVER	0	100	0	0	948.00	SF	10.00	10.00	100	2019	2019	3	98	9,290	

TOTAL OB/XF										24,441							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		362,431	
TOTAL MARKET OB/XF VALUE		24,441	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		461,872	
SOH/AGL Deduction		148,363	
ASSESSED VALUE		313,509	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		263,509	
TOTAL JUST VALUE		461,872	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		445,740	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905873	CO ISSUED	0	11/18/2019
19005873	NEW CONSTR	336,202	06/05/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2710/550	5/06/2024	WD	Q	I	01	624,500	
GRANTOR: STEPHENS JACOB R & HE							
GRANTEE: PILSON MARK G & THE							
2320/0223	11/18/2019	SW	Q	I	01	341,100	
GRANTOR: AVH NORTH FLORIDA LLC							
GRANTEE: STEPHENS JACOB R &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2019] W20 BAS=[YR=2019] W29 S44 FGR=[YR=2019] S28 E21 N6 E9 FOP=[YR=2019] S6 E19 N6 W13 N5 W5 S5 W1\$ E1 N22 W31\$ E31 S17 E5 S5 E13 N58 W20 N8\$ S8 E20 N8\$.									