PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 145/51 &
OR 593/408 BEING PARAGRAPG "2"

SRESOVICH BETTY O TRUST/SRESOVICH LUKE D TRUSTEE
96195 NEW HOPE LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0000-0002-0020

BUILDING CHARACTERISTICS

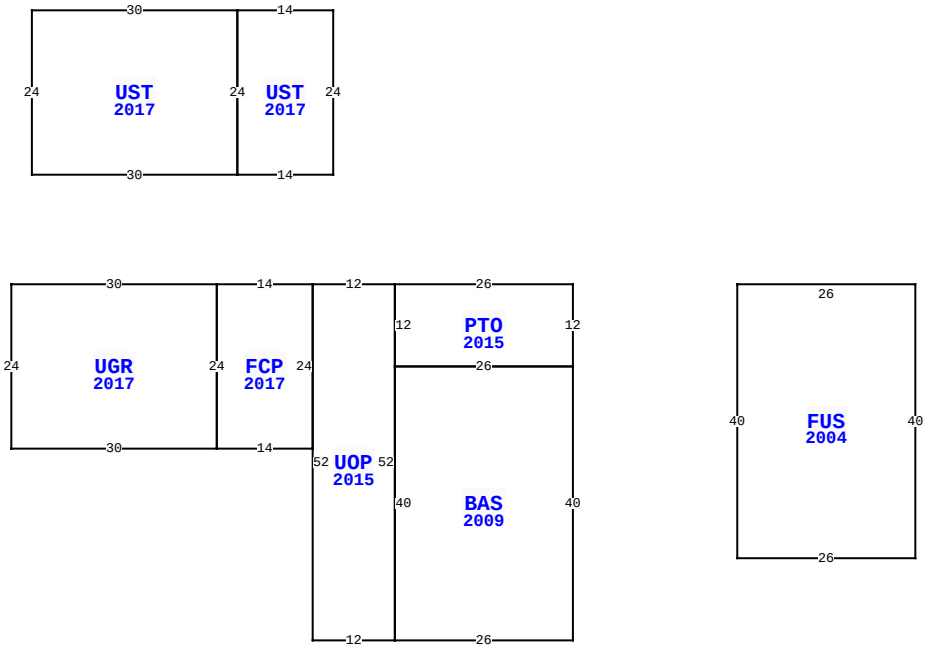
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	03	MASONRY 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	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2009	1,040	119,736
FCP	336	25	2017	84	9,671
FUS	1,040	100	2004	1,040	119,736
PTO	312	5	2015	16	1,842
UGR	720	45	2017	324	37,302
UOP	624	20	2015	125	14,391
UST	336	45	2017	151	17,385
UST	720	45	2017	324	37,302
TOTALS	5,128			3,104	357,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,104	94.3920	124.60	386,758	2004	2008	0	0	0	7.60	92.40

1 SNGL FAM – 0% - 0 Heated Area: 2080 HX Base Yr



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

BARNWELL RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	357,364
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,436,000
TOTAL MARKET VALUE	2,793,364
SOH/AGL Deduction	1,113,107
ASSESSED VALUE	1,680,257
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,680,257
TOTAL JUST VALUE	2,793,364
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,080,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1999/1183	8/21/2015	PD	U	V	11	100
GRANTOR: SRESOVICH BETTY O EST						
GRANTEE: BETTY O SRESOVICH R						
0593/0408	3/20/1990	WD	Q	V	01	100
GRANTOR: SRESOVICH DAVID E & B						
GRANTEE: SRESOVICH FMLY TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2004] W26 S40 E26 N40 $ PTR= W50 PTO=[YR=2015] W26 UOP=[YR=2015] W12 FCP=[YR=2017] W14 UGR=[YR=2017] W30 S24 E30 N24$ S24 E14 N24$ S52 E12 BAS=[YR=2009] E26 N40 W26 S40$ N52$ S12 E26 N12$ E50$ PTR= N40 W85 UST=[YR=2017] W14 UST=[YR=2017] W30 S24 E30 N24$ S24 E14 N24$ E85 S40$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	0		RSF-1	0.00	0.00	34.80	AC		1.00	1.00	0.70	100,000.00	70,000.00	2,436,000							

REVIEW DATE 02/22/2021 BY KW Total Acres: 34.80 Total Land Value: 2,436,000 Market: 0 Agricultural: 0 Common: 2,436,000 PRINTED 07/30/2025 BY SYS