LOT 10
BARNWELL MANOR PHASE 3
OR 2445/770

HEDDEN CHRISTOPHER L & KRISTIN M
93018 CHELTENHEM LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0010-0000

BUILDING CHARACTERISTICS

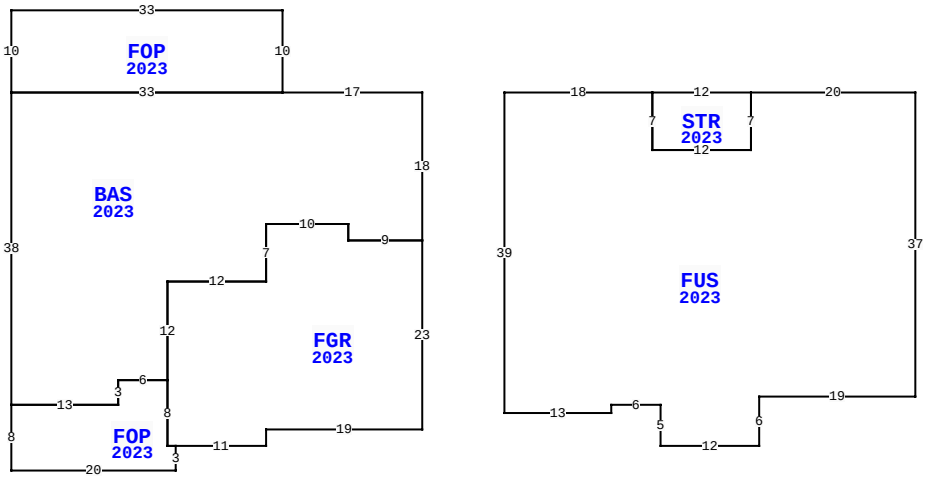
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,302	100	2023	1,302	174,129
FGR	697	55	2023	383	51,222
FOP	173	30	2023	52	6,954
FOP	330	30	2023	99	13,240
FUS	1,870	100	2023	1,870	250,094
STR	84	10	2023	8	1,070
TOTALS	4,456			3,714	496,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,714	101.3175	133.74	496,710	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 3172 HX Base Yr 2025



93018 CHELTENHAM LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		496,710
TOTAL MARKET OB/XF VALUE		11,540
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		633,250
SOH/AGL Deduction		220,161
ASSESSED VALUE		413,089
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		362,367
TOTAL JUST VALUE		633,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		556,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230010580	CO		08/17/2023
22013116	NEW CONSTR	518,473	08/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2663/407	8/22/2023	SW	Q	I	01	639,700

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: HEDDEN CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,0] W17 W33 S38 E13 N3 E6 N12 E12 N7 E10 S2 E9 N18 $
FOP=[YR=2023;ORIG=20,-10] E33 S10 W33 N10 $
FOP=[YR=2023;ORIG=20,38] E13 N3 E6 S8 E1 S3 W20 N8 $
FGR=[YR=2023;ORIG=39,23] E12 N7 E10 S2 E9 S23 W19 S2 W11 W1 N8 N12 $
FUS=[YR=2023;ORIG=80,0] E18 S7 E12 N7 E20 S37 W19 S6 W12 N5 W6 S1 W13 N39 $
STR=[YR=2023;ORIG=98,0] E12 S7 W12 N7 $
.

EXTRA FEATURES

LN	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	1,154.00	SF	10.00	10.00	100	2023	2023		100	11,540	

LAND DESCRIPTION

TOTAL OB/XF 11,540

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-1	90.00	130.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 07/13/2023 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS