LOT 59
BARNWELL MANOR PHASE 3
OR 2445/770

MONTES CRISTIAN RODRIGO/OTTH ALEJANDRA ANDREA
92937 CHELTENHAM LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0059-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

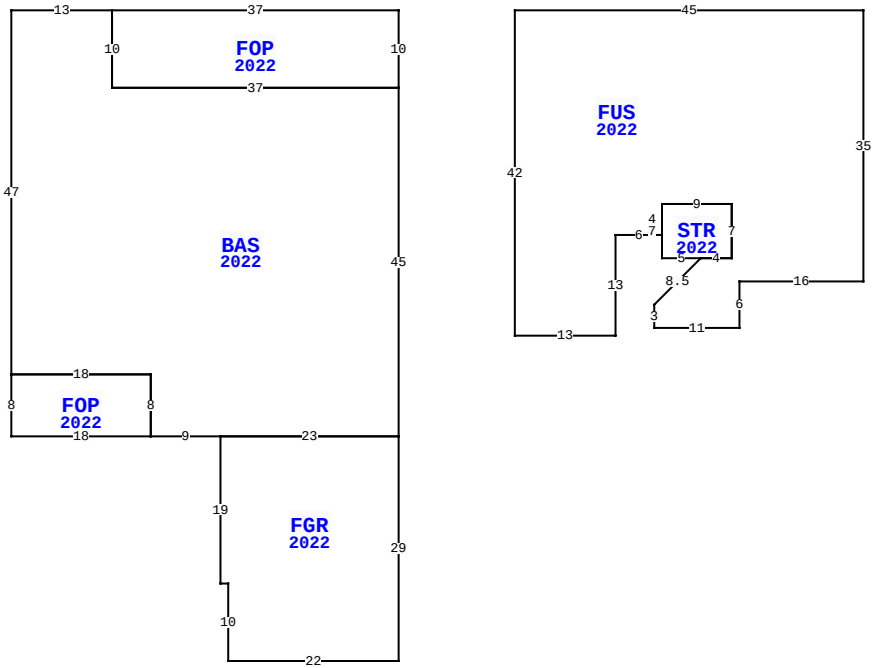
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4088.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,236	100	2022	2,236	291,674
FGR	657	55	2022	361	47,090
FOP	144	30	2022	43	5,609
FOP	370	30	2022	111	14,479
FUS	1,618	100	2022	1,618	211,059
STR	63	10	2022	6	783
TOTALS	5,088			4,375	570,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,375	99.3168	131.10	573,562	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 2024 Heated Area: 3854 HX Base Yr



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

92937 CHELTENHAM LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	570,694
TOTAL MARKET OB/XF VALUE	15,573
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	711,267
SOH/AGL Deduction	13,992
ASSESSED VALUE	697,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	697,275
TOTAL JUST VALUE	711,267
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	633,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018517	CO ISSUED	0	12/16/2022
22001579	NEW CONSTR	618,544	01/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2657/1992	8/01/2023	WD	Q	I	01	740,000
GRANTOR: DUGGAN KEVIN J 2008 R						
GRANTEE: MONTES CRISTIAN ROD						
2610/0283	12/16/2022	SW	Q	I	01	697,400
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: DUGGAN KEVIN J 2008						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W37 BAS=[YR=2022] W13 S47 FOP=[YR=2022] S8 E18 N8 W18$ E18 S8 E9 FGR=[YR=2022] S19 E1 S10 E22 N29 W23$ E23 N45 W37 N10$ S10 E37 N10$ PTR=E15 FUS=[YR=2022] E45 S35 W16 S6 W11 N3 U6 R6 STR=[YR=2022] W5N7E9S7W4$ E4N7W9S4W6 S13 W13 N42$ W15$.

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	0	0	0	1,573.00	SF	10.00	10.00	100	2022	2022	3	99	15,573	

LAND DESCRIPTION

TOTAL OB/XF 15,573

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	000134	C	RES POND	0		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 01/02/2023 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS