

LOT 60
BARNWELL MANOR PHASE 3
OR 2445/770

JAW RENTAL LLC
96082 PARK PLACE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0060-0000



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		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2022	2,445	330,615
FGR	809	55	2022	445	60,174
FOP	185	30	2022	56	7,572
FSP	168	40	2022	67	9,059
TOTALS	3,607			3,013	407,420

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	1,488.00	SF	10.00
2	0855	CONC PAVER	0	0	0	0	150.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	0		RSF-1	90.00	130.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,013	102.9572	135.90	409,467	2022	2022	0	0
1 SNGL FAM - 0% - 2023									
Heated Area: 2445									
HX Base Yr									
92953 CHELTENHAM LN, FERNANDINA BEACH									

TOTAL OB/XF									
16,216									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
407,420									
TOTAL MARKET OB/XF VALUE									
16,216									
TOTAL LAND VALUE - MARKET									
125,000									
TOTAL MARKET VALUE									
548,636									
SOH/AGL Deduction									
21,568									
ASSESSED VALUE									
527,068									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
527,068									
TOTAL JUST VALUE									
548,636									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
479,153									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018166	CO ISSUED	0	12/12/2022
22000255	NEW CONSTR	420,782	01/05/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2609/0702	12/19/2022	QC	U	I	11	100
GRANTOR: WALSH FAMILY TRUST						
GRANTEE: JAW RENTAL LLC						
2607/0838	12/09/2022	SW	Q	I	01	641,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: WALSH FAMILY TRUST						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2022] W21 BAS=[YR=2022] W29 S45 FGR=[YR=2022] S29 E21 N9 E8 FOP=[YR=2022] S8 E21 N7 W13 N6 W6 S5 W2\$ E2 N20 W31\$ E31 S15 E6 S6 E13 N58 W21 N8\$ S8 E21 N8\$.									