LOT 61
BARNWELL MANOR PHASE 3
OR 2445/770

KASER ERIC & LISA
92969 CHELTENHAM LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0061-0000

NASSAU COUNTY PROPERTY

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

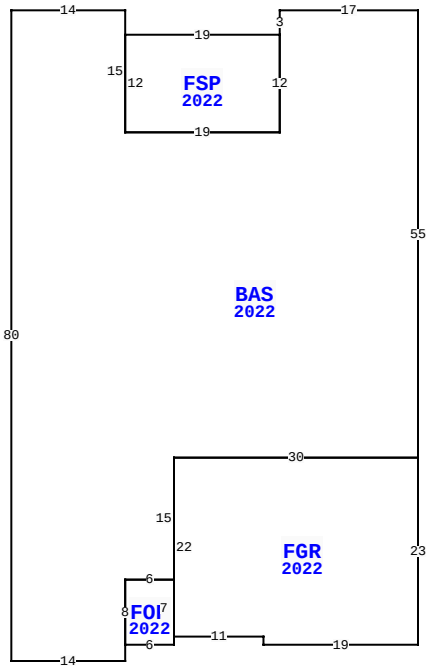
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4088.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,905	100	2022	2,905	420,160
FGR	679	55	2022	373	53,948
FOP	48	30	2022	14	2,025
FSP	228	40	2022	91	13,162
TOTALS	3,860			3,383	489,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,383	110.1240	145.36	491,753	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2905 HX Base Yr 2023



92969 CHELTENHAM LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		489,294
TOTAL MARKET OB/XF VALUE		12,177
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		626,471
SOH/AGL Deduction		65,063
ASSESSED VALUE		561,408
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		510,686
TOTAL JUST VALUE		626,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		553,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018428	CO ISSUED	0	12/15/2022
22001581	NEW CONSTR	481,204	01/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2610/0187	12/16/2022	SW	Q	I	01	668,600

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: KASER ERIC & LISA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W17 S3 FSP=[YR=2022] S12 W19 N12 E19$ S12 W19 N15 W14 S80 E14 N2 FOP=[YR=2022] E6 N1 FGR=[YR=2022] E11 S1 E19 N23 W30 S22 $ N7 W6 S8$ N8 E6 N15 E30 N55$.

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	1,203.00	SF	10.00	10.00	100	2022	2022	3	99	11,910	
2	0855	CONC PAVER	0	100	0	0	27.00	SF	10.00	10.00	100	2022	2022	3	99	267	

LAND DESCRIPTION

TOTAL OB/XF 12,177

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	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 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