LOT 64
BARNWELL MANOR PHASE 3
OR 2445/770

SHAY KELSEY/MCCLUNG SEAN
93017 CHELTENHAM LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

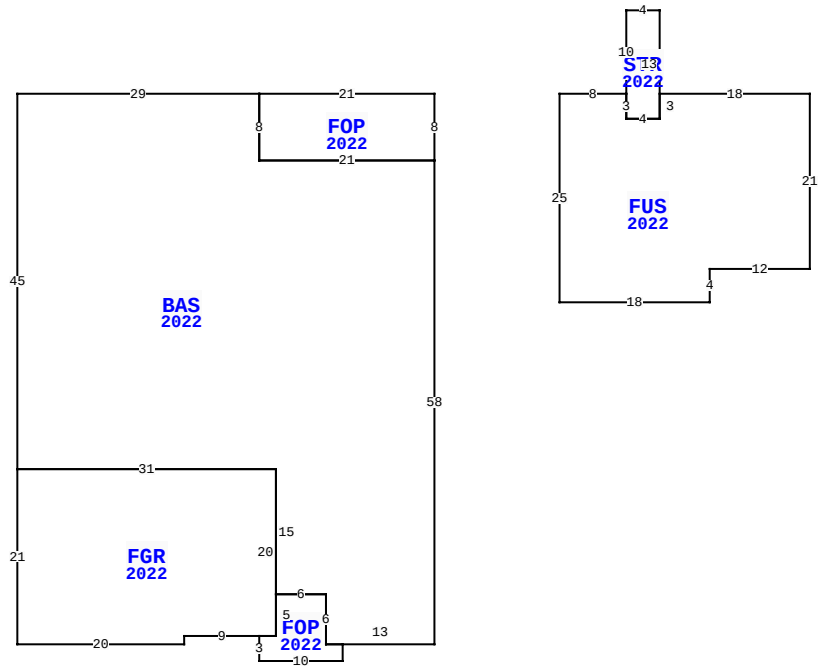
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	2,445	100	2022	2,445	326,187
FGR	640	55	2022	352	46,960
FOP	58	30	2022	17	2,268
FOP	168	30	2022	50	6,670
FUS	690	100	2022	690	92,052
STR	52	10	2022	5	667
TOTALS	4,053			3,559	474,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,559	101.5740	134.08	477,191	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 3135 HX Base Yr 2023



93017 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		474,805
TOTAL MARKET OB/XF VALUE		12,404
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		612,209
SOH/AGL Deduction		155,269
ASSESSED VALUE		456,940
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		406,218
TOTAL JUST VALUE		612,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		539,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018678	CO ISSUED	0	12/21/2022
21016722	NEW CONSTR	510,071	12/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2612/0122	12/22/2022	SW	Q	I	01	669,000

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: SHAY KELSEY & SEAN

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W21 BAS=[YR=2022] W29 S45 FGR=[YR=2022] S21 E20 N1 E9 FOP=[YR=2022] S3 E10 N2 W2 N6 W6 S5 W2$ E2 N20 W31$ E31 S15 E6 S6 E13 N58 W21 N8$ S8 E21 N8$ PTR=E15 FUS=[YR=2022] E8 STR=[YR=2022] N10 E4 S13 W4 N3$ S3 E4 N3 E18 S21 W12 S4 W18 N25$ 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	100	0	0	1,217.00	SF	10.00	10.00	100	2022	2022	3	99	12,048	
2	0855	CONC PAVER	0	100	0	0	36.00	SF	10.00	10.00	100	2022	2022	3	99	356	

LAND DESCRIPTION

TOTAL OB/XF 12,404

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