LOT 65
BARNWELL MANOR PHASE 3
OR 2445/770

JOZEFIAK BRIAN J & KATHLEEN M
93033 CHELTENHAM LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

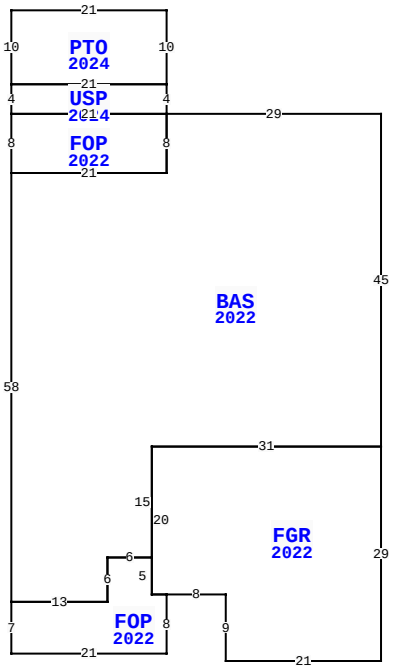
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	168	30	2022	50	6,761
FOP	185	30	2022	56	7,572
PTO	210	5	2024	10	1,352
USP	84	30	2024	25	3,381
TOTALS	3,901			3,031	409,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,031	102.9572	135.90	411,913	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2445 HX Base Yr 2023



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

93033 CHELTENHAM LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		409,853
TOTAL MARKET OB/XF VALUE		20,461
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		555,314
SOH/AGL Deduction		61,297
ASSESSED VALUE		494,017
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		443,295
TOTAL JUST VALUE		555,314
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23004067	ADDITION	9,074	03/24/2023
22018684	CO ISSUED	0	12/21/2022
21016708	NEW CONSTR	420,782	12/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2612/1557	12/21/2022	SW	Q	I	01	625,400

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: JOZEFIAK BRIAN J &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W29 S8 W21 S58 E13 N6 E6 N15 E31 N45 $
FGR=[YR=2022;ORIG=-29,65] E8 S9 E21 N29 W31 S20 E2 $
FOP=[YR=2022;ORIG=-50,66] S7 E21 N8 W2 N5 W6 S6 W13 $
FOP=[YR=2022;ORIG=-29,0] W21 S8 E21 N8 $
USP=[YR=2024;ORIG=-50,-4] E21 S4 W21 N4 $
PTO=[YR=2024;ORIG=-50,-14] E21 S10 W21 N10 $
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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	1,491.00	SF	10.00	10.00	100	2022	2022	3	99	14,761	
2	0855	CONC PAVER	0	100	0	0	144.00	SF	10.00	10.00	100	2022	2022	3	99	1,426	
3	0912	SCRN RM G	1	100	21	10	210.00	SF	20.00	20.00	100	2024	2023		97	4,074	
4	0855	CONC PAVER	1	100	0	0	20.00	SF	10.00	10.00	100	2024	2023		100	200	

LAND DESCRIPTION

TOTAL OB/XF 20,461

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