LOT 66
BARNWELL MANOR PHASE 3
OR 2445/770

GRADY MARIANNE & JOHN
93049 CHELTENHAM LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

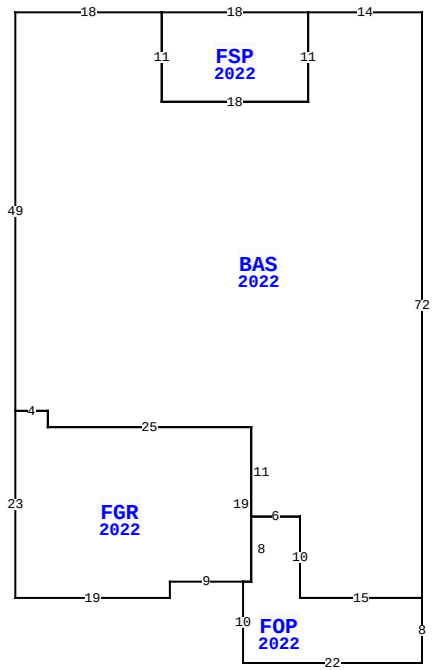
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	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	2,725	100	2022	2,725	374,739
FGR	597	55	2022	328	45,106
FOP	238	30	2022	71	9,764
FSP	198	40	2022	79	10,864
TOTALS	3,758			3,203	440,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,203	104.7052	138.21	442,687	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2725 HX Base Yr 2023



93049 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		440,474
TOTAL MARKET OB/XF VALUE		17,906
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		583,380
SOH/AGL Deduction		62,703
ASSESSED VALUE		520,677
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		469,955
TOTAL JUST VALUE		583,380
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		512,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23004145	ADDITION	13,445	03/25/2023
22018360	CO ISSUED	0	12/14/2022
22000535	NEW CONSTR	452,804	01/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/0289	12/13/2022	SW	Q	I	01	660,000

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: GRADY MARIANNE & JO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 FSP=[YR=2022] W18 S11 E18 N11$ S11 W18 N11 W18 S49 FGR=[YR=2022] S23 E19 N2 E9 FOP=[YR=2022] S10 E22 N8 W15 N10 W6 S8 W1$ E1 N19 W25 N2W4$ E4 S2 E25 S11 E6 S10 E15 N72$.

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	1,381.00	SF	10.00	10.00	100	2022	2022	3	99	13,672	
2	0912	SCRN RM G	1	100	0	0	144.00	SF	20.00	20.00	100	2023	2023		97	2,794	
3	0855	CONC PAVER	1	100	0	0	144.00	SF	10.00	10.00	100	2023	2023		100	1,440	

LAND DESCRIPTION

TOTAL OB/XF 17,906

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