

LOT 136
BARNWELL MANOR PHASE 2
OR 2362/1884

SWANSON DAVID A & SORINA I
93679 EPSOM CT
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0136-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
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	2,713	100	2020	2,713	365,331
FGR	598	55	2020	329	44,303
FOP	78	30	2020	23	3,097
FOP	209	30	2020	63	8,484
TOTALS	3,598			3,128	421,215

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,128	103.5690	136.71	427,629	2020	2020	0	0	0	1.50 98.50
1 SNGL FAM - 100% - 2021						Heated Area: 2713		HX Base Yr 2021			