LOT 137
BARNWELL MANOR PHASE 2
OR 2362/1884

WALTERS FAMILY TRUST/WALTERS GARY P TRUSTEE
93680 EPSOM CT
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0137-0000

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	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
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

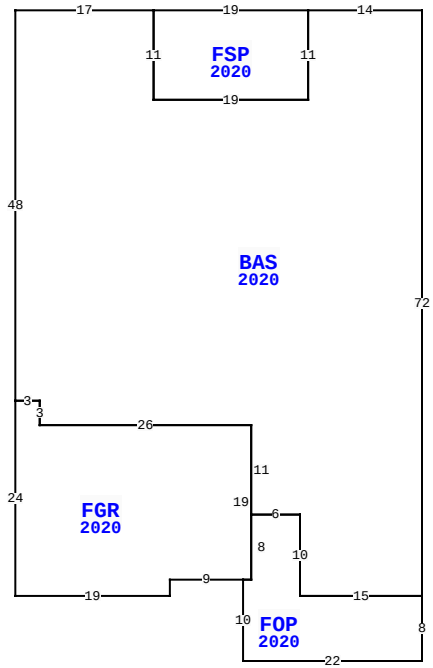
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,713	100	2020	2,713	361,643
FGR	598	55	2020	329	43,856
FOP	238	30	2020	71	9,464
FSP	209	40	2020	84	11,197
TOTALS	3,758			3,197	426,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,197	102.5202	135.33	432,650	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 2713 HX Base Yr 2021



93680 EPSOM CT, FERNANDINA BEACH

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

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	10	3	30.00	SF	10.00	10.00	100	2020	2020	3	98	294	
2	0855	CONC PAVER	0	100	0	0	1,145.00	SF	10.00	10.00	100	2020	2020	3	98	11,221	
3	0476	VF 6 SBPL	0	100	0	0	390.00	LF	32.00	32.00	100	2020	2020	3	95	11,856	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		426,160
TOTAL MARKET OB/XF VALUE		23,656
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		574,816
SOH/AGL Deduction		182,721
ASSESSED VALUE		392,095
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		341,373
TOTAL JUST VALUE		574,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		504,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2003344	CO ISSUED	0	10/21/2020
B2003344	NEW CONSTR	372,880	04/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2724/1836	7/16/2024	WD	U	I	11	100
GRANTOR: WALTERS GARY P & SHIR						
GRANTEE: WALTERS FAMILY TRUS						
2402/0911	10/19/2020	SW	Q	I	02	445,600
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: WALTERS GARY P & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FSP=[YR=2020] W19 S11 E19 N11$ S11 W19 N11 W17 S48 FGR=[YR=2020] S24 E19 N2 E9 FOP=[YR=2020] S10 E22 N8 W15 N10 W6 S8 W1$ E1 N19 W26 N3 W3$ E3 S3 E26 S11 E6 S10 E15 N72$.

LAND DESCRIPTION

TOTAL OB/XF 23,656

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	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 02/24/2021 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS