

LOT 158
BARNWELL MANOR PHASE 2
OR 2362/1884

GORY FAMILY TRUST/GORY LAWRENCE WILLIAM TRUSTEE
93635 NEWMARKET LANE
FERNANDINA BEACH, FL 32034

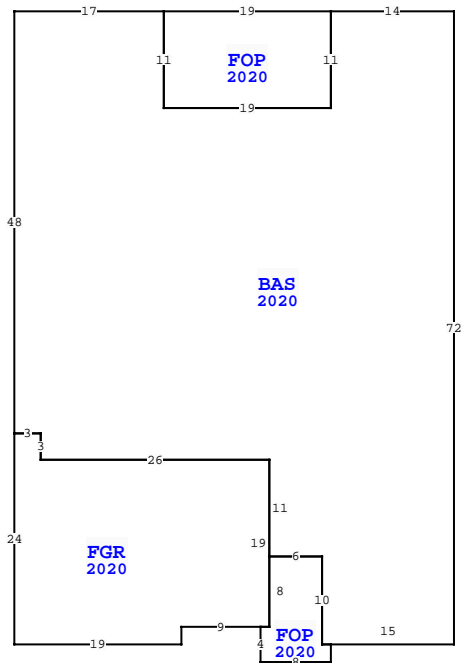
2025

39-2N-28-0141-0158-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,713	100	2020
FGR	598	55	2020
FOP	78	30	2020
FOP	209	30	2020
TOTALS	3,598		

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	104.7052	138.21	432,321	2020	2020	0	0	1.50	98.50
1 SNGL FAM - 100% - 2021 Heated Area: 2713 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			425,836
TOTAL MARKET OB/XF VALUE			9,790
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			560,626
SOH/AGL Deduction			186,602
ASSESSED VALUE			374,024
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			323,302
TOTAL JUST VALUE			560,626
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			490,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2003347	CO ISSUED	0	10/20/2020
B2003347	NEW CONSTR	369,968	04/17/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2694/1884	2/19/2024	WD	U	I	11	100
GRANTOR: GORY LAWRENCE W & BAR						
GRANTEE: GORY FAMILY TRUST						
2401/1210	10/19/2020	SW	Q	I	01	422,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: GORY LAWRENCE W & B						

EXTRA FEATURES																
L N	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	8	3			10.00	100	2020	2020	3	98	235	
2	0855	CONC PAVER	0	100	0	0			10.00	100	2020	2020	3	98	9,555	

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

BUILDING DIMENSIONS
BAS=[YR=2020] W14 FOP=[YR=2020] W19 S11 E19 N11\$ S11 W19 N11 W17 S48 FGR=[YR=2020] S24 E19 N2 E9 FOP=[YR=2020] S4 E8 N2 W1 N10 W6 S8 W1\$ E1 N19 W26 N3 W3\$ E3 S3 E26 S11 E6 S10 E15 N72\$.

LAND DESCRIPTION		TOTAL OB/XF															9,790							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							