

LOT 169
BARNWELL MANOR PHASE 1
PBK 8/293

BLACKARD JEFFREY N & MELINDA A
93450 RAINTREE CT
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0169-0000



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/LAMMT 60			
Interior Floo	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		4 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 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	3,215	100	2019	3,215	374,430
FGR	792	55	2019	436	50,778
FOP	241	30	2019	72	8,385
FOP	320	30	2019	96	11,181
FUS	893	100	2019	893	104,002
STR	40	10	2019	4	466
TOTALS	5,501			4,716	549,240

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,716	90.0334	118.84	560,449	2019	2019	0	0	2.00	98.00
1 SNGL FAM - 100% - 2025						Heated Area: 4108		HX Base Yr			
32 10 FOP 2019 32 10 52 13 37 27 20 6 10 5 6 12 3 13 6 6 24 FOP 2019 14 21 16 32 21 10 11 60 BAS 2019 30 23 7 4 10 10 4 29 39 FUS 2019											
BLD DATE				LGL DATE				05/06/2025			
XF DATE				LAND DATE				ML			