LOT 170
BARNWELL MANOR PHASE 1
PBK 8/293

SIOUSHANSIAN GEORGIANA G & ELI P
93434 RAINTREE CT
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0170-0000

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

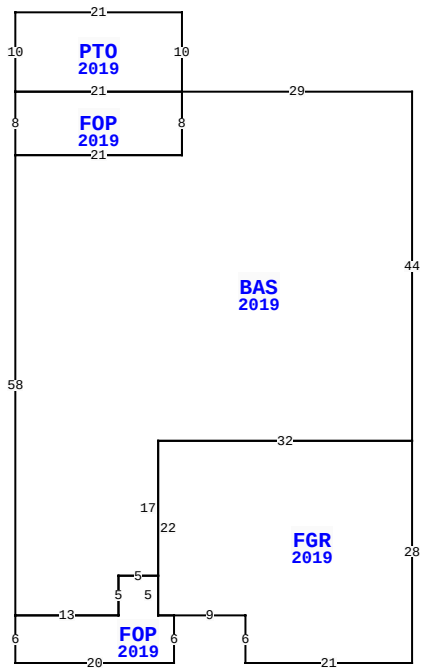
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,403	100	2019	2,403	313,678
FGR	830	55	2019	456	59,524
FOP	145	30	2019	44	5,744
FOP	168	30	2019	50	6,527
PTO	210	5	2019	10	1,305
TOTALS	3,756			2,963	386,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,963	100.9090	133.20	394,672	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 2403 HX Base Yr 2020



93434 RAINTREE CT, 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		386,779
TOTAL MARKET OB/XF VALUE		23,821
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		535,600
SOH/AGL Deduction		209,708
ASSESSED VALUE		325,892
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		270,170
TOTAL JUST VALUE		535,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1903869	CO ISSUED	0	09/24/2019
19003869	NEW CONSTR	336,857	04/17/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2308/0001	9/25/2019	SW	Q	I	01	363,000

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: SIOUSHANSIAN GEORGI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W29 PTO=[YR=2019] N10 W21 S10 E21$
FOP=[YR=2019] W21 S8 E21 N8$ S8 W21 S58 FOP=[YR=2019] S6
E20 N6 FGR=[YR=2019] E9 S6 E21 N28 W32 S22 E2$ W2 N5 W5 S5
W13$ E13 N5 E5 N17 E32 N44$.

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	51	4	204.00	SF	10.00	10.00	100	2019	2019	3	97	1,979	
2	0855	CONC PAVER	0	100	0	0	1,311.00	SF	10.00	10.00	100	2019	2019	3	97	12,717	
3	0462	ST/AL FNC	0	100	246	0	984.00	SF	10.00	10.00	100	2019	2019	3	87	8,561	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 23,821

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 11/04/2019 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS