LOT 171
BARNWELL MANOR PHASE 1
PBK 8/293

SHERMAN MATTHEW B/SHERMAN JAMIE B
93418 RAINTREE COURT
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0171-0000

BUILDING CHARACTERISTICS

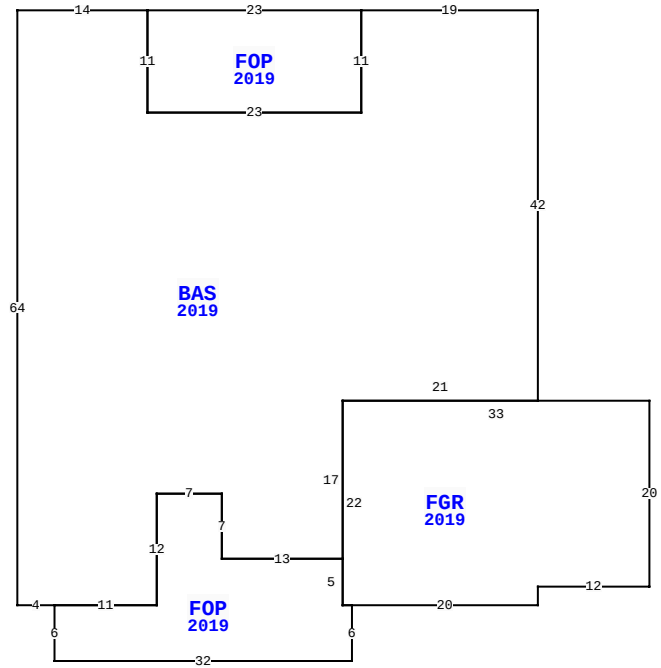
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,720	100	2019	2,720	357,964
FGR	702	55	2019	386	50,799
FOP	253	30	2019	76	10,002
FOP	341	30	2019	102	13,424
TOTALS	4,016			3,284	432,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,284	101.7336	134.29	441,008	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 2720 HX Base Yr 2020



93418 RAINTREE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		432,188
TOTAL MARKET OB/XF VALUE		20,786
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		577,974
SOH/AGL Deduction		264,531
ASSESSED VALUE		313,443
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		262,721
TOTAL JUST VALUE		577,974
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		507,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005181	AD RES SCN	10,327	05/14/2025
19012614	CO ISSUED	0	12/11/2019
19005678	NEW CONSTR	380,745	05/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2325/1879	12/13/2019	SW	Q	I	01	362,500

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: SHERMAN MATTHEW B &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W19 FOP=[YR=2019] W23 S11 E23 N11$ S11 W23 N11 W14 S64 E4 FOP=[YR=2019] S6 E32 N6 FGR=[YR=2019] E20 N2 E12 N20 W33 S22 E1$ W1 N5 W13 N7 W7 S12 W11$ E11 N12 E7 S7 E13 N17 E21 N42$.

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	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	2019	2019	3	97	454	
2	0812	CONCRETE C	0	100	0	0	1,632.00	SF	4.00	4.00	100	2019	2019	3	97	6,332	
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2019	2019	3	94	846	
4	0462	ST/AL FNC	0	100	378	0	1,512.00	SF	10.00	10.00	100	2019	2019	3	87	13,154	

LAND DESCRIPTION

TOTAL OB/XF 20,786

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 01/16/2020 BY NW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS