LOT 173
BARNWELL MANOR PHASE 1
PBK 8/293

SEIBERT JONATHAN M & CARRIE S
93401 RAINTREE CT
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0173-0000

BUILDING CHARACTERISTICS

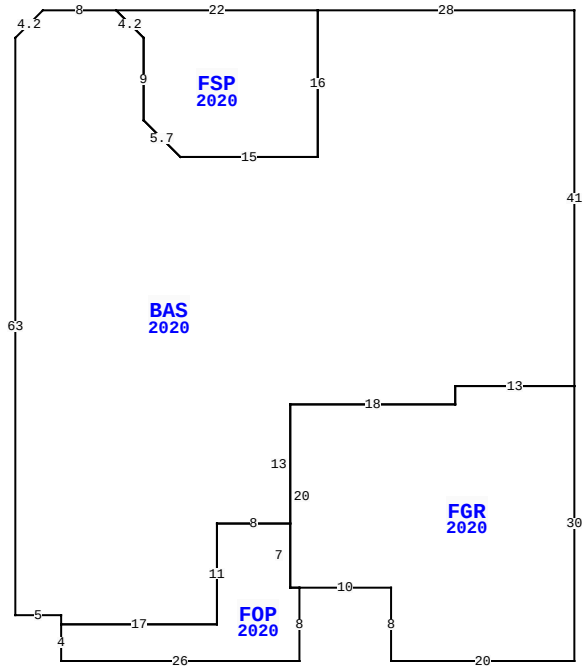
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	2,919	100	2020	2,919	381,283
FGR	806	55	2020	443	57,865
FOP	196	30	2020	59	7,707
FSP	301	40	2020	120	15,674
TOTALS	4,222			3,541	462,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,541	100.4625	132.61	469,572	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 2919 HX Base Yr 2021



93401 RAINTREE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		462,528
TOTAL MARKET OB/XF VALUE		11,094
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		598,622
SOH/AGL Deduction		218,048
ASSESSED VALUE		380,574
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		329,852
TOTAL JUST VALUE		598,622
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		526,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905830	CO ISSUED	0	03/04/2020
B1905830	NEW CONSTR	407,795	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2344/1885	3/05/2020	SW	Q	I	02	425,600

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: SEIBERT JONATHAN M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W28 FSP=[YR=2020] W22 D3 R3 S9 D4 R4 E15 N16$ S16 W15 U4 L4 N9 U3 L3 W8 D3 L3 S63 E5 S1 FOP=[YR=2020] S4 E26 N8 FGR=[YR=2020] E10 S8 E20 N30 W13 S2 W18 S20 E1$ W1 N7 W8 S11 W17$ E17 N11 E8 N13 E18 N2 E13 N41$.

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	1,102.00	SF	10.00	10.00	100	2020	2020	3	98	10,800	

LAND DESCRIPTION

TOTAL OB/XF 11,094

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 02/25/2021 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS