LOT 175
BARNWELL MANOR PHASE 1
PBK 8/293

DESTEPHANO MARK & ANN MARIE L/E/
93433 RAINTREE CT
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0175-0000

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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

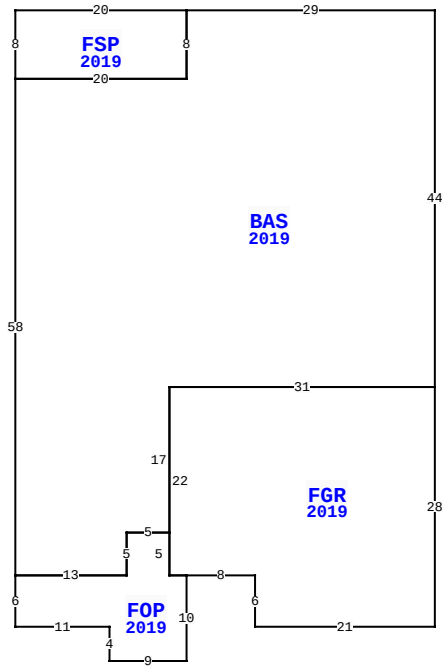
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4088.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,367	100	2019	2,367	308,978
FGR	808	55	2019	444	57,958
FOP	181	30	2019	54	7,049
FSP	160	40	2019	64	8,355
TOTALS	3,516			2,929	382,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,929	100.9090	133.20	390,143	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 2367 HX Base Yr 2020



93433 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		382,340
TOTAL MARKET OB/XF VALUE		16,257
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		523,597
SOH/AGL Deduction		205,087
ASSESSED VALUE		318,510
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		267,788
TOTAL JUST VALUE		523,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905014	CO ISSUED	0	11/14/2019
19005014	NEW CONSTR	337,129	05/14/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2568/1141	6/06/2022	WD	U	I	11	100
GRANTOR: DESTEPHANO MARK P & A						
GRANTEE: DESTEPHANO LAUREN M						
2318/0118	11/15/2019	SW	Q	I	02	376,600
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: DESTEPHANO MARK P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W29 FSP=[YR=2019] W20 S8 E20 N8$ S8 W20 S58
FOP=[YR=2019] S6 E11 S4 E9 N10 FGR=[YR=2019] E8 S6 E21 N28
W31 S22 E2$ W2 N5 W5 S5 W13$ E13 N5 E5 N17 E31 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	0	0	1,544.00	SF	10.00	10.00	100	2019	2019	3	97	14,977	
2	0855	CONC PAVER	0	100	0	0	132.00	SF	10.00	10.00	100	2019	2019	3	97	1,280	

LAND DESCRIPTION

TOTAL OB/XF 16,257

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 01/22/2020 BY NW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS