

LOT 176
BARNWELL MANOR PHASE 1
PBK 8/293

PILSON MARK & THERESA LIVING TRUST/PILSON MARK GOR
93455 RAINTREE CT
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0176-0000



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	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	139	30	2019	42	5,482
FSP	160	40	2019	64	8,355
TOTALS	3,474			2,917	380,773

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	0	384.00	SF	10.00	10.00	
2	0855	CONC PAVER	0	100	0	0	1,162.00	SF	10.00	10.00	
3	0855	CONC PAVER	0	100	0	0	948.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,917	100.9090	133.20	388,544	2019	2019	0	0	0	2.00	98.00
1 SNGL FAM - 100% - 2025						Heated Area: 2367		HX Base Yr 2025				
BLD DATE						LGL DATE			05/06/2025			
XF DATE						LAND DATE			93455 RAINTREE CT, FERNANDINA BEACH			
INC DATE						MLU						

TOTAL OB/XF											
24,192											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										380,773	
TOTAL MARKET OB/XF VALUE										24,192	
TOTAL LAND VALUE - MARKET										125,000	
TOTAL MARKET VALUE										529,965	
SOH/AGL Deduction										0	
ASSESSED VALUE										529,965	
TOTAL EXEMPTION VALUE										HX HB 50,722	
BASE TAXABLE VALUE										479,243	
TOTAL JUST VALUE										529,965	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										461,872	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905873	CO ISSUED	0	11/18/2019
19005873	NEW CONSTR	336,202	06/05/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2743/698	10/15/2024	SW	U	I	11	100
GRANTOR: PILSON MARK G & THERE						
GRANTEE: PILSON MARK & THERE						
2710/550	5/06/2024	WD	Q	I	01	624,500
GRANTOR: STEPHENS JACOB R & HE						
GRANTEE: PILSON MARK G & THE						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2019] W20 BAS=[YR=2019] W29 S44 FGR=[YR=2019] S28 E21 N6 E9 FOP=[YR=2019] S6 E19 N6 W13 N5 W5 S5 W1\$ E1 N22 W31\$ E31 S17 E5 S5 E13 N58 W20 N8\$ S8 E20 N8\$.											