TRACT 29
OPEN SPACE
BARNWELL MANOR PHASE 1

KINGSLEY CREEK HOMEOWNERS ASSOCIATION INC
PO BOX 98404
PHOENIX, AZ 85038

2025

39-2N-28-0141-0T29-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0010	OPEN SPACE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4088.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SANDOWN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	35
TOTAL MARKET VALUE	35
SOH/AGL Deduction	0
ASSESSED VALUE	35
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35
TOTAL JUST VALUE	35
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2646/1134	6/05/2023	QC	U	V	11	100

GRANTOR: AVH NORTH FLORIDA LLC

GRANTEE: KINGSLEY CREEK HOME

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000010	C	OPEN SPACE	0		RSF-1	0.00	0.00	0.04	AC		1.00	1.00	1.00	1,000.00	1,000.00	35							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.04 Total Land Value: 35 Market: 0 Agricultural: 0 Common: 35 PRINTED 07/30/2025 BY SYS