

LOT 9
BARNWELL MANOR PHASE 3
OR 2445/770

POWLES JAMES T & SARAH E
93031 COPE COURT
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0009-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 90			
Roof Cover	12	MODULAR MT 10			
Interior Wall	04	PLYWOOD 100			
Interior Floo	11	CLAY TILE 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	5	100			
Bathrooms	4	100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units	0	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	2,236	100	2023	2,236	296,279
FGR	703	55	2023	387	51,279
FOP	144	30	2023	43	5,697
FSP	370	40	2023	148	19,610
FUS	1,578	100	2023	1,578	209,091
STR	69	10	2023	7	927
TOTALS	5,100			4,399	582,886

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,399	95.8056	133.17	585,815	2023	2023	0	0	0.50	99.50
1 SNGL FAM		100% - 2024				Heated Area: 3814			HX Base Yr 2024		
BLD DATE			LGL DATE			05/06/2025 MLU					
XF DATE			LAND DATE								
INC DATE			AG DATE								

EXTRA FEATURES										93031 COPE CT, FERNANDINA BEACH				INC DATE		AG DATE	
L N	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
4	0911	SCRN RM A	0	100	50	26	1,300.00	SF	18.00	18.00	100	2026	2025		100	23,400	
5	0860	POOL/SPA	0	100	30	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	