LOT 16
BARNWELL MANOR PHASE 3
OR 2445/770

RADER JASON M & JESSICA CONCEPSION
92922 CHELTENHAM LANE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0016-0000

BUILDING CHARACTERISTICS

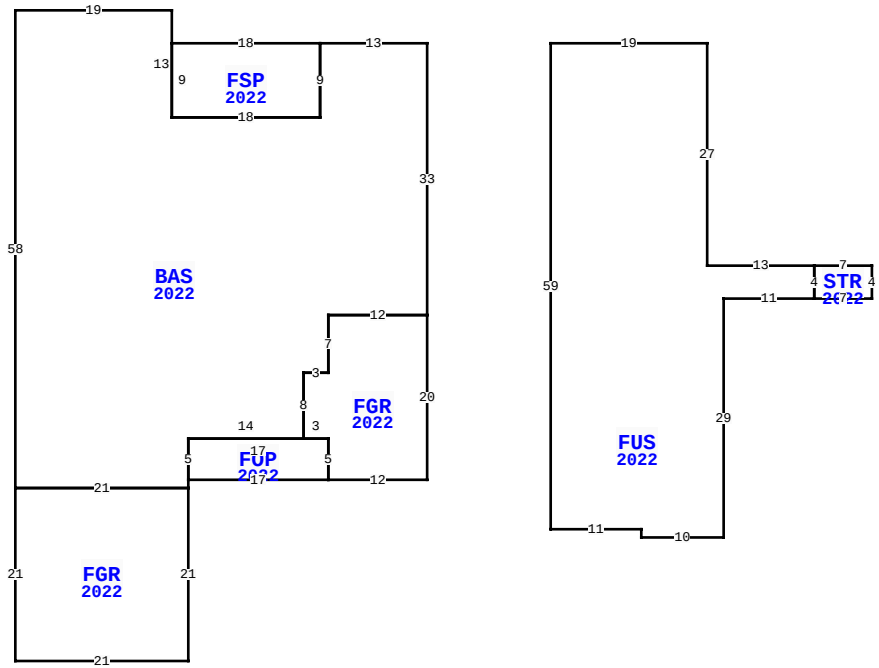
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	2,236	100	2022	2,236	312,544
FGR	264	55	2022	145	20,268
FGR	441	55	2022	243	33,966
FOP	85	30	2022	26	3,634
FSP	162	40	2022	65	9,085
FUS	1,239	100	2022	1,239	173,185
STR	28	10	2022	3	420
TOTALS	4,455			3,957	553,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,957	101.5740	141.19	558,689	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2024 Heated Area: 3475 HX Base Yr



92922 CHELTENHAM LN, 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		553,102
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		728,102
SOH/AGL Deduction		65,151
ASSESSED VALUE		662,951
TOTAL EXEMPTION VALUE	13	662,951
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		728,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		703,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240001391	POOL	59,000	02/05/2024
22001584	CO ISSUED	0	01/23/2023
22001584	NEW CONSTR	562,586	01/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2618/0435	2/06/2023	SW	Q	I	02	675,000

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: RADER JASON MATTHEW

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W13 FSP=[YR=2022] W18 S9 E18 N9$ S9 W18 N13 W19 S58 FGR=[YR=2022] S21 E21 N21 W21$ E21 N1 FOP=[YR=2022] E17 FGR=[YR=2022] E12 N20 W12 S7 W3 S8 E3 S5$ N5 W17 S5$ N5 E14 N8 E3 N7 E12 N33$ PTR= E15 FUS=[YR=2022] E19 S27 E13 STR=[YR=2022] E7 S4 W7 N4$ S4 W11 S29 W10 N1 W11 N59$ W15$.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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	90.00	130.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 12/13/2024 BY NW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS