

**JOZEFIAK BRIAN J & KATHLEEN M L/E/
93033 CHELTENHAM LANE
FERNANDINA BEACH, FL 32034**

39-2N-28-0141-0065-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
Exterior Wall 31 Roof Structur 08 Roof Cover 03 Interior Wall 05 Interior Floo 11 Interior Floo 14 Air Condition 03 Heating Type 04 Bedrooms 3 Bathrooms 2.5 Frame 02 Stories 1 Units 0 Occupancy 00										TYPE 0900 MDL 01 EFF. AREA 3,031 TOT ADJ PTS 102.9572 EFF. BASE RATE 143.11 REPL. COST NEW 433,766 AYB 2022 EYB 2022 ECON 0 FNCT 0 NORM 1.00 % COND 99.00										VALUATION BY Tax Group: 4 BUILDING MARKET VALUE TOTAL MARKET OB/XF VALUE TOTAL LAND VALUE - MARKET TOTAL MARKET VALUE SOH/AGL Deduction ASSESSED VALUE TOTAL EXEMPTION VALUE BASE TAXABLE VALUE TOTAL JUST VALUE NCON VALUE INCOME VALUE PREVIOUS YEAR MKT VALUE									
1 SNGL FAM 100% - 2023										Heated Area: 2445										HX Base Yr 2023									
Quality 02 DOR CODE 0100 MAP NUM NEIGHBORHOOD/LOC 4088.00										BAS 2022										STANDARD 429,428 4,101 125,000 558,529 51,174 507,355 51,411 455,944 558,529 0 555,314									
Area Type Total Gross Area Pct of Base Year Tot Adj Area Subarea Market Value										BAS 2022										SALES DATA									
BAS 2,445 100 2022 2,445 346,405										FGR 2022										OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE									
FGR 809 55 2022 445 63,047										FOP 2022										2863/0226 2/13/2026 LE U I 11 100									
FOP 168 30 2022 50 7,084										PTO 2022										GRANTOR: JOZEPIAK BRIAN J & KA									
PTO 185 30 2022 56 7,934										USP 2022										GRANTEE: FIGUEROA ALLISON L									
USP 210 5 2024 10 1,417										TOTALS 3,901 3,031 429,428										2612/1557 12/21/2022 SW Q I 01 625,400									
EXTRA FEATURES										93033 CHELTENHAM LN, FERNANDINA BEACH										GRANTOR: AVH NORTH FLORIDA LLC									
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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2025 MLU										GRANTEE: JOZEPIAK BRIAN J &									
3 0912 SCRN RM G 1 100 21 10 210.00 SF 21.00 21.00 100 2024 2023 93 4,101										BUILDING NOTES										BUILDING DIMENSIONS									
LAND DESCRIPTION										TOTAL OB/XF 4,101										BAS=[YR=2022;ORIG=0,0] W29 S8 W21 S58 E13 N6 E6 N15 E31 N45 \$ FGR=[YR=2022;ORIG=-29,65] E8 S9 E21 N29 W31 S20 E2 \$ FOP=[YR=2022;ORIG=-50,66] S7 E21 N8 W2 N5 W6 S6 W13 \$ FOP=[YR=2022;ORIG=-29,0] W21 S8 E21 N8 \$ USP=[YR=2024;ORIG=-50,-4] E21 S4 W21 N4 \$ PTO=[YR=2024;ORIG=-50,-14] E21 S10 W21 N10 \$									
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV										REVIEW DATE 01/02/2023 BY DJ										PRINTED 07/09/2026 BY SYS									
1 000134 C RES POND 100 RSF-1 90.00 130.00 1.00 LT 1.00 1.00 1.00 125,000.00 125,000.00 125,000										Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000																			