

LOT 66
BARNWELL MANOR PHASE 3
OR 2445/770

GRADY MARIANNE & JOHN L/E/
93049 CHELTENHAM LANE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0066-0000



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		4 100
Bathrooms		3.5 100
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	2,725	100	2022	2,725	392,631
FGR	597	55	2022	328	47,260
FOP	238	30	2022	71	10,230
FSP	198	40	2022	79	11,383
TOTALS	3,758			3,203	461,503

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0912	SCRN RM G	1	100	0	0			21.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,203	104.7052	145.54	466,165	2022	2022	0	0	1.00	99.00
1 SNGL FAM 100% - 2023 Heated Area: 2725 HX Base Yr 2023											
BLD DATE: 05/06/2025 MLU											

TOTAL OB/XF 2,812									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		RSF-1	90.00	130.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		461,503	
TOTAL MARKET OB/XF VALUE		2,812	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		589,315	
SOH/AGL Deduction		54,580	
ASSESSED VALUE		534,735	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		483,324	
TOTAL JUST VALUE		589,315	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		583,380	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23004145	ADDITION	13,445	03/25/2023
22018360	CO ISSUED	0	12/14/2022
22000535	NEW CONSTR	452,804	01/10/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2822/99	8/08/2025	QC	U	I	11	100	
GRANTOR: GRADY MARIANNE & JOHN							
GRANTEE: GRADY-FOSTER KELLY							
2608/0289	12/13/2022	SW	Q	I	01	660,000	
GRANTOR: AVH NORTH FLORIDA LLC							
GRANTEE: GRADY MARIANNE & JO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W14 FSP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W18 S49 FGR=[YR=2022] S23 E19 N2 E9 FOP=[YR=2022] S10 E22 N8 W15 N10 W6 S8 W1\$ E1 N19 W25 N2W4\$ E4 S2 E25 S11 E6 S10 E15 N72\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		RSF-1	90.00	130.00	1.00