

LOT 136
BARNWELL MANOR PHASE 2
OR 2362/1884

SWANSON DAVID A & SORINA I
93679 EPSOM CT
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0136-0000



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 50			
Interior Floo	14	CARPET 50			
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	2,713	100	2020	2,713	382,752
FGR	598	55	2020	329	46,416
FOP	78	30	2020	23	3,245
FOP	209	30	2020	63	8,888
TOTALS	3,598			3,128	441,301

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,128	103.5690	143.96	450,307	2020	2020	0	0	0	98.00

1 SNGL FAM 100% - 2021

Heated Area: 2713

HX Base Yr 2021

The diagram shows a rectangular lot with three buildings. The top building is labeled 'FOP 2020' with dimensions 17, 19, 14, 11, and 11. The center building is labeled 'BAS 2020' with dimensions 48, 72, 26, 11, 19, 6, 8, 10, 15, 4, 9, 19, 24, and 3. The bottom building is labeled 'FGR 2020' with dimensions 19, 4, 9, 10, 15, 4, 9, 19, 24, and 3. The lot boundaries are 17, 19, 14, 11, 11, 19, 48, 72, 26, 11, 19, 6, 8, 10, 15, 4, 9, 19, 24, and 3.

BLD DATE		LGL DATE	
YE DATE		LAND DATE	05/06/2025