

LOT 138
BARNWELL MANOR PHASE 2
OR 2362/1884

PATTERSON ADAM ROBERT & JANA M
93664 EPSOM CT
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0138-0000



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	12	HARDWOOD 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		4.5 100			
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	2021	2,236	299,711
FGR	240	55	2021	132	17,694
FGR	441	55	2021	243	32,571
FOP	85	30	2021	26	3,485
FOP	348	30	2021	104	13,940
FST	24	55	2021	13	1,742
FUS	1,239	100	2021	1,239	166,074
STR	28	10	2021	3	402
TOTALS	4,641			3,996	535,619

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,996	97.8975	136.08	543,776	2021	2021	0	0	0	1.50 98.50
1 SNGL FAM		100% - 2026		Heated Area: 3475				HX Base Yr 2026			