LOT 169
BARNWELL MANOR PHASE 1
PBK 8/293

BLACKARD JEFFREY N & MELINDA A
93450 RAINTREE CT
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0169-0000

BUILDING CHARACTERISTICS

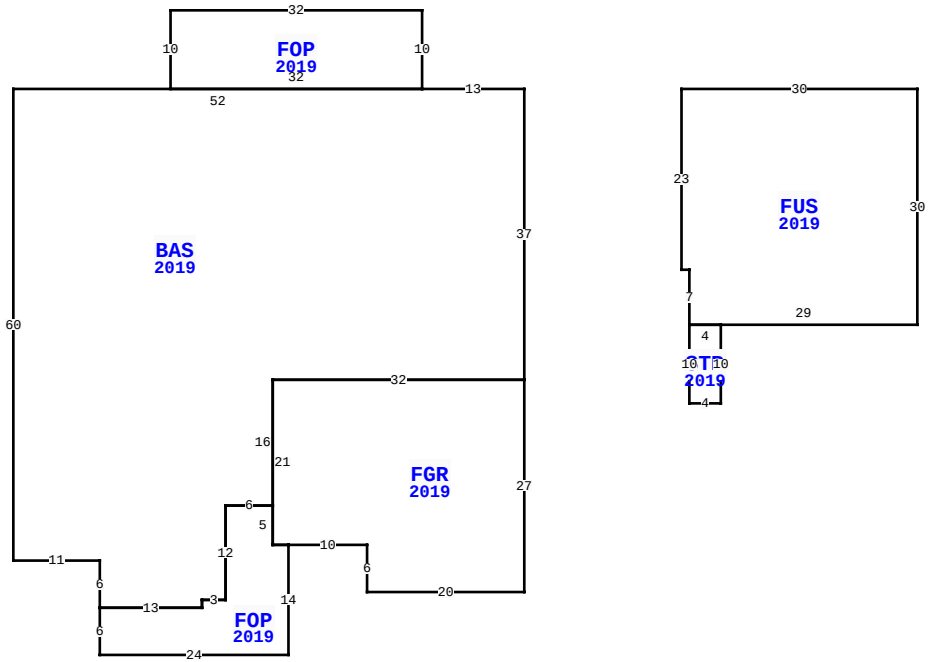
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	3,215	100	2019	3,215	392,298
FGR	792	55	2019	436	53,201
FOP	241	30	2019	72	8,786
FOP	320	30	2019	96	11,714
FUS	893	100	2019	893	108,965
STR	40	10	2019	4	488
TOTALS	5,501			4,716	575,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,716	90.0334	125.15	590,207	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2025 Heated Area: 4108 HX Base Yr



93450 RAINTREE CT, 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		575,452
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		700,452
SOH/AGL Deduction		2,171
ASSESSED VALUE		698,281
TOTAL EXEMPTION VALUE	13	698,281
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		700,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		679,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1912395	CO ISSUED	0	12/04/2019
19004890	NEW CONSTR	556,707	05/10/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2322/0158	11/27/2019	SW	Q	I	01	482,300

GRANTOR: AVH NORTH FLORIDA LLC

GRANTEE: BLACKARD JEFFREY N

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 FOP=[YR=2019] N10 W32 S10 E32$ W52 S60 E11 S6 FOP=[YR=2019] S6 E24 N14 FGR=[YR=2019] E10 S6 E20 N27 W32 S21 E2$ W2 N5 W6 S12 W3 S1 W13$ E13 N1 E3 N12 E6 N16 E32 N37$ PTR=E20 FUS=[YR=2019] S23 E1 S7 STR=[YR=2019] S10 E4 N10 W4$ E29 N30 W30$ W20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS