LOT 170
BARNWELL MANOR PHASE 1
PBK 8/293

SIOUSHANSIAN GEORGIANA G & ELI P
93434 RAINTREE CT
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0170-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

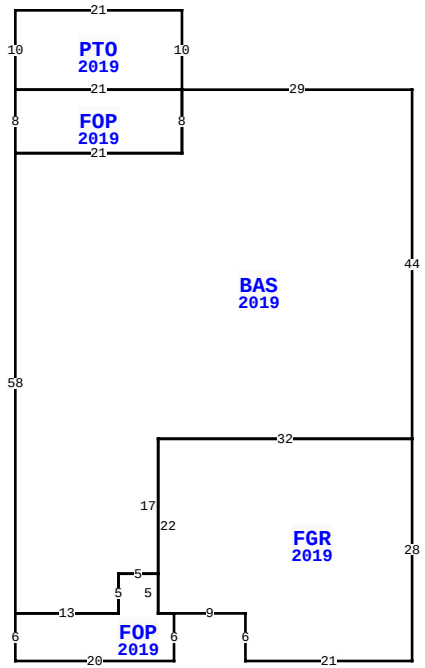
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,403	100	2019	2,403	328,619
FGR	830	55	2019	456	62,360
FOP	145	30	2019	44	6,017
FOP	168	30	2019	50	6,838
PTO	210	5	2019	10	1,368
TOTALS	3,756			2,963	405,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,963	100.9090	140.26	415,590	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2020 Heated Area: 2403 HX Base Yr 2020



93434 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		405,200
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		530,200
SOH/AGL Deduction		195,509
ASSESSED VALUE		334,691
TOTAL EXEMPTION VALUE	VX HX HB	56,411
BASE TAXABLE VALUE		278,280
TOTAL JUST VALUE		530,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		535,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1903869	CO ISSUED	0	09/24/2019
19003869	NEW CONSTR	336,857	04/17/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2308/0001	9/25/2019	SW	Q	I	01	363,000

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: SIOUSHANSIAN GEORGI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W29 PTO=[YR=2019] N10 W21 S10 E21$
FOP=[YR=2019] W21 S8 E21 N8$ S8 W21 S58 FOP=[YR=2019] S6 E20 N6 FGR=[YR=2019] E9 S6 E21 N28 W32 S22 E2$ W2 N5 W5 S5 W13$ E13 N5 E5 N17 E32 N44$.

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