LOT 176
BARNWELL MANOR PHASE 1
PBK 8/293

PILSON MARK & THERESA LIVING TRUST/PILSON MARK GOR
93455 RAINTREE CT
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0176-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

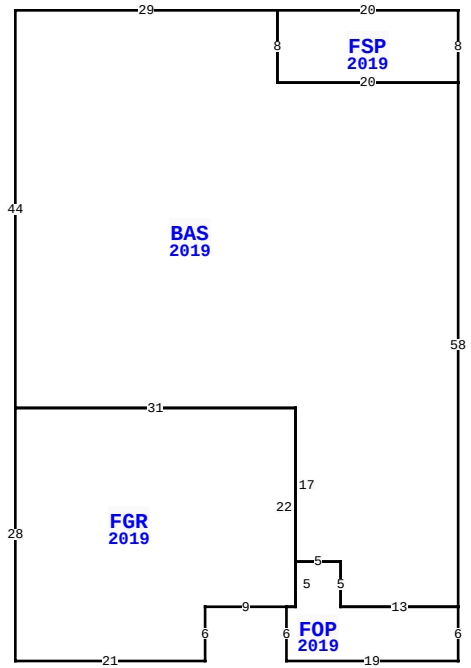
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,367	100	2019	2,367	323,695
FGR	808	55	2019	444	60,718
FOP	139	30	2019	42	5,744
FSP	160	40	2019	64	8,753
TOTALS	3,474			2,917	398,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,917	100.9090	140.26	409,138	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2025 Heated Area: 2367 HX Base Yr 2025



93455 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		398,910
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		523,910
SOH/AGL Deduction		0
ASSESSED VALUE		523,910
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		472,499
TOTAL JUST VALUE		523,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		529,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905873	CO ISSUED	0	11/18/2019
19005873	NEW CONSTR	336,202	06/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2743/698	10/15/2024	SW	U	I	11	100
GRANTOR: PILSON MARK G & THERE						
GRANTEE: PILSON MARK & THERE						
2710/550	5/06/2024	WD	Q	I	01	624,500
GRANTOR: STEPHENS JACOB R & HE						
GRANTEE: PILSON MARK G & THE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W20 BAS=[YR=2019] W29 S44 FGR=[YR=2019] S28 E21 N6 E9 FOP=[YR=2019] S6 E19 N6 W13 N5 W5 S5 W1$ E1 N22 W31$ E31 S17 E5 S5 E13 N58 W20 N8$ S8 E20 N8$.

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	000100	C	RES	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