

LOT 3
BARNWELL MANOR PHASE 1
PBK 8/293

CONROY JAMES S &/ALLSEY SUSAN J
93033 SANDOWN DR
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0003-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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	TOT ADJ AREA
BAS	2,492	100	2,492
FGR	420	55	231
FOP	138	30	41
FOP	220	30	66
FUS	656	100	656
STR	32	10	3
TOTALS	3,958		3,489
			399,478

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,489	97.8880	116.24	405,561	2019	2019	0	0	1.50	98.50

1 SNGL FAM - 100% - 2021 Heated Area: 3148 HX Base Yr 2021

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			399,478
TOTAL MARKET OB/XF VALUE			64,090
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			538,568
SOH/AGL Deduction			114,493
ASSESSED VALUE			424,075
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			374,075
TOTAL JUST VALUE			538,568
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			475,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2100668	SWIM POOL	50,000	01/21/2021
C1806243	CO ISSUED	0	10/02/2019
B1806243	NEW CONSTR	400,920	06/18/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2396/0067	9/25/2020	SW	Q	I	01	489,900

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: CONROY JAMES S & SU

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/05/2023	MLU

BUILDING NOTES	
BAS=[YR=2019] W31 FOP=[YR=2019] W20 S11 E20 N11\$ S11 W20 N11 W13 S53 E6 S1 E15 FOP=[YR=2019] E23 N6 W23 S6\$ N6 E23 N3 FGR=[YR=2019] E20 N21 W20 S21\$ N21 E20 N24\$ PTR= E15 FUS=[YR=2019] E24 S14 STR=[YR=2019] S8 W4 N8 E4\$ W4 S16 W20 N30\$ W15\$.	

EXTRA FEATURES																
L N	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
1	0855	CONC PAVER	0	100	61	4		10.00	10.00	100	2019	2019	3	99	2,416	
2	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2019	2019	3	99	9,682	
3	0462	ST/AL FNC	0	100	210	0		10.00	10.00	100	2019	2019	3	93	7,812	
4	0463	FENCE GATE	0	100	0	0		300.00	300.00	100	2019	2019	3	96	576	
5	0861	POOL GUNIT	0	100	14	28		85.00	85.00	100	2021	2021	3	98	32,654	
6	0855	CONC PAVER	0	100	0	0		15.00	15.00	100	2021	2021	3	100	10,950	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							