LOT 68
BARNWELL MANOR PHASE 1
PBK 8/293

EBERE MARY BETH K & PAUL RAYMOND
93081 SANDOWN DR
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0068-0000

BUILDING CHARACTERISTICS

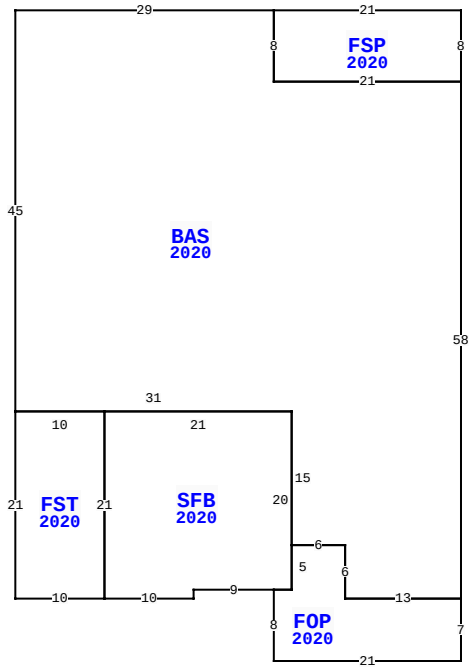
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2,445	297,431
FOP	185	30	56	6,813
FSP	168	40	67	8,150
FST	210	55	116	14,111
SFB	430	80	344	41,847
TOTALS	3,438		3,028	368,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,028	102.9572	122.26	370,203	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 0 Heated Area: 2789 HX Base Yr



93081 SANDOWN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 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	368,352
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	447,352
SOH/AGL Deduction	0
ASSESSED VALUE	447,352
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	447,352
TOTAL JUST VALUE	447,352
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	406,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230007121	SC EN 231SF	7,678	06/01/2023
C203112	CO ISSUED	0	09/11/2020
B203112	NEW CONSTR	338,461	04/27/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/0504	11/29/2021	SW	Q	I	01	525,000

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: EBERE MARY BETH KAR

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W21 BAS=[YR=2020] W29 S45 FST=[YR=2020] S21 E10 SFB=[YR=2020] E10 N1 E9 FOP=[YR=2020] S8 E21 N7 W13 N6 W6 S5 W2$ E2 N20 W21 S21$ N21 W10$ E31 S15 E6 S6 E13 N58 W21 N8$ S8 E21 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
1	0855	CONC PAVER	0	0	0	0	404.00	SF	10.00	10.00	100	2020	2020	3	99	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	SFR POND	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/23/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS