

LOT 70
BARNWELL MANOR PHASE 1
PBK 8/293

GODFREY ELIZABETH H & ADAM K
93113 SANDOWN DR
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0070-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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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	2,236	100	2,236	255,698
FGR	240	55	132	15,095
FGR	441	55	243	27,788
FOP	109	30	33	3,774
FOP	162	30	49	5,604
FST	24	55	13	1,487
FUS	1,229	100	1,229	140,543
PTO	224	5	11	1,258
STR	28	10	3	343

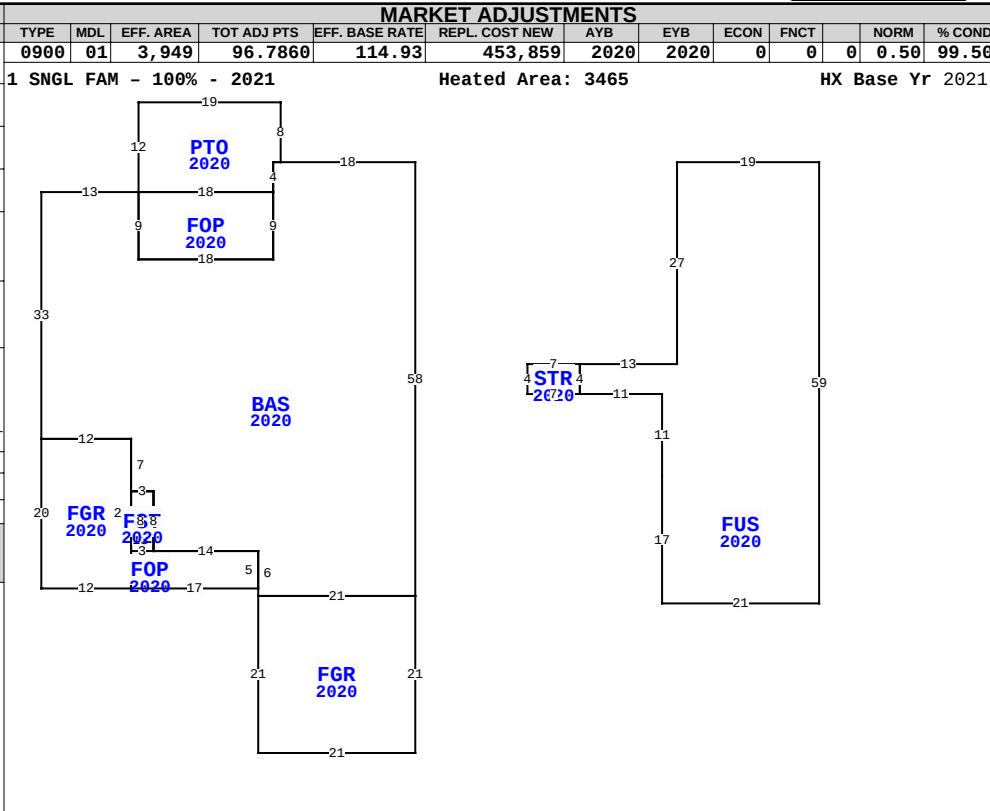
TOTALS 4,693 3,949 451,590

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 PAVR	0 100	0	0	1,326.00	SF	10.00	10.00	100	2020	2020	3	99	13,127	
2	0462	ST/AL FNC	0 100	175	0	696.00	SF	10.00	10.00	100	2020	2020	3	95	6,612	
3	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588	
4	0911	SCRN RM A	0 100	0	0	224.00	SF	17.50	17.50	100	2020	2020	3	93	3,646	

LAND DESCRIPTION			TOTAL OB/XF 23,973													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

REVIEW DATE 02/23/2021 BY KW



93113 SANDOWN DR, FERNANDINA BEACH

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

LAND DESCRIPTION			TOTAL OB/XF 23,973													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		451,590
TOTAL MARKET OB/XF VALUE		23,973
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		550,563
SOH/AGL Deduction		128,523
ASSESSED VALUE		422,040
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		372,040
TOTAL JUST VALUE		550,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,618

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2100135	XFOB SCR N ENCLOS	3,850	01/12/2021
C2002141	CO ISSUED	0	08/26/2020
B2002141	NEW CONSTR	456,626	03/10/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2388/1671	8/28/2020	SW	Q	I	01

SALE PRICE 515,800

GRANTOR: AVH NORTH FLORIDA LLC

GRANTEE: GODFREY ELIZABETH H

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BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2020] W18 PTO=[YR=2020] N8 W19 S12 E18 N4 E1\$ W1 S4
FOP=[YR=2020] W18 S9 E18 N9\$ S9 W18 N9 W13 S33 FGR=[YR=2020]
S20 E12 FOP=[YR=2020] E17 N5 W14 FST=[YR=2020] W3 N8 E3 S8\$
N8 W3 S13\$ N20 W12\$ E12 S7 E3 S8 E14 S6 FGR=[YR=2020] S21
E21 N21 W21\$ E21 N58\$ PTR= E35 FUS=[YR=2020] E19 S59 W21 N17
N11 W11 STR=[YR=2020] W7 N4 E7 S4\$ N4 E13 N27\$ W35\$.

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