

LOT 71
BARNWELL MANOR PHASE 1
PBK 8/293

WALTON DOLLIE R & RONALD B
93129 SANDOWN RD
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0071-0000



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	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
---------	--	----------	----

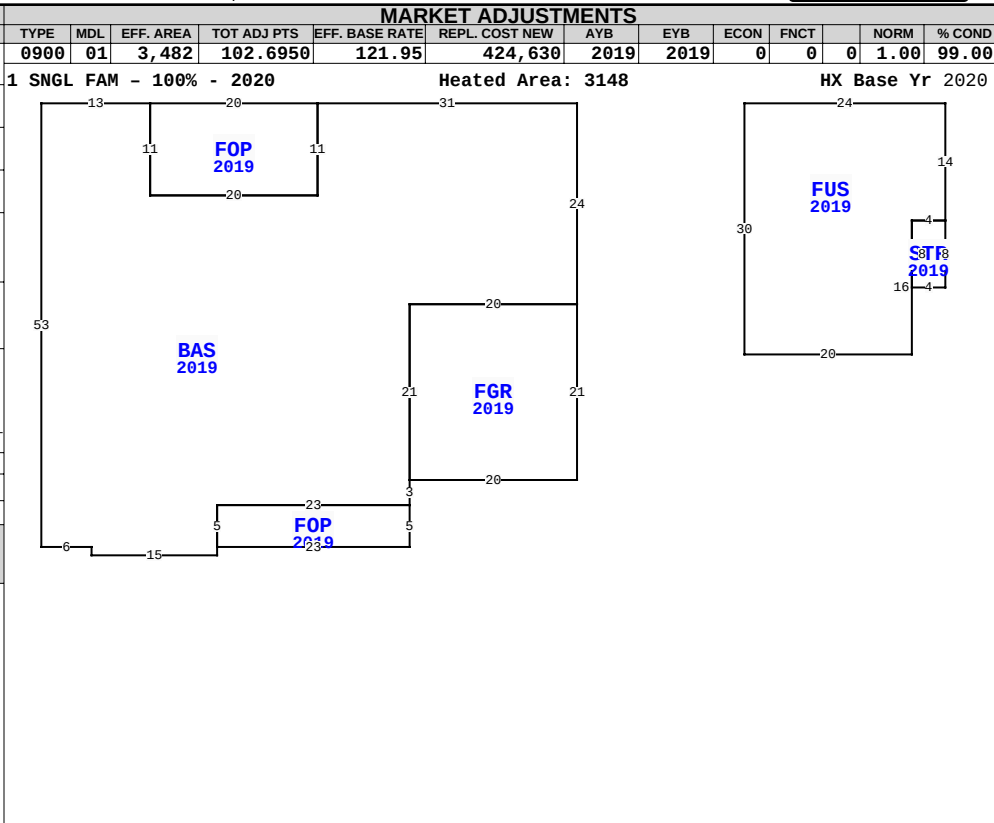
NEIGHBORHOOD/LOC	4088.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,492	100	2,492	300,860
FGR	420	55	231	27,888
FOP	115	30	34	4,105
FOP	220	30	66	7,969
FUS	656	100	656	79,199
STR	32	10	3	362

TOTALS	3,935		3,482	420,384
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	27	4	108.00	SF	10.00	10.00	100	2019
2	0855	CONC PAVER	0 100	0	0	858.00	SF	10.00	10.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	



93129 SANDOWN DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/05/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	27	4	108.00	SF	10.00	10.00	100	2019	2019	3	99	1,069	
2	0855	CONC PAVER	0 100	0	0	858.00	SF	10.00	10.00	100	2019	2019	3	99	8,494	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE											
TOTAL MARKET OB/XF VALUE											
TOTAL LAND VALUE - MARKET											
TOTAL MARKET VALUE											
SOH/AGL Deduction											
ASSESSED VALUE											
TOTAL EXEMPTION VALUE HX HB											
BASE TAXABLE VALUE											
TOTAL JUST VALUE											
NCON VALUE											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012758	CO ISSUED	0	12/17/2019
B1808408	NEW CONSTR	400,083	08/16/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2326/1185	12/18/2019	SW	Q	I	01	369,800	
GRANTOR:AVH NORTH FLORIDA LLC							
GRANTEE:WALTON DOLLIE R & R							

GRANTOR: AVH NORTH FLORIDA LLC											
GRANTEE: WALTON DOLLIE R & R											

BUILDING DIMENSIONS											
BAS=[YR=2019] W31 FOP=[YR=2019] W20 S11 E20 N11\$ S11 W20 N11 W13 S53 E6 S1 E15 N1 FOP=[YR=2019] E23 N5 W23 S5\$ N5 E23 N3 FGR=[YR=2019] E20 N21 W20 S21\$ N21 E20 N24\$ PTR= E20 FUS=[YR=2019] E24 S14 STR=[YR=2019] S8 W4 N8 E4\$ W4 S16 W20 N30\$ W20\$.											