

LOT 72
BARNWELL MANOR PHASE 1
PBK 8/293

FERNANDEZ BRIAN & BRITTANY L
93145 SANDOWN DR
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0072-0000



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 Floop	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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		

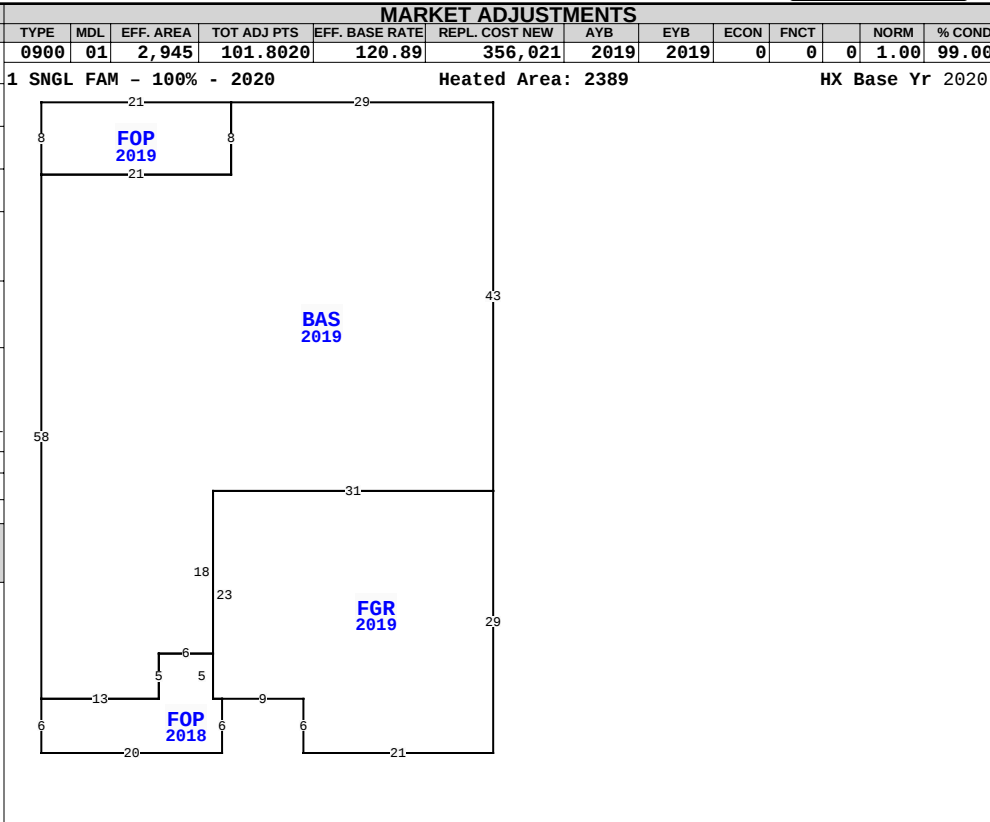
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,389	100	2,389	285,918
FGR	839	55	461	55,173
FOP	150	30	45	5,386
FOP	168	30	50	5,985

TOTALS	3,546		2,945	352,461
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	46	3	138.00	SF	6.50	6.50	100	2019
2	0811	CONCRETE B	0 100	0	0	1,458.00	SF	5.20	5.20	100	2019
3	0462	ST/AL FNC	0 100	156	0	624.00	SF	10.00	10.00	100	2019
4	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	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	1.00

REVIEW DATE	11/05/2019	BY	KW
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93145 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	0810	CONCRETE A	0 100	46	3	138.00	SF	6.50	6.50	100	2019	2019	3	99	888	
2	0811	CONCRETE B	0 100	0	0	1,458.00	SF	5.20	5.20	100	2019	2019	3	99	7,506	
3	0462	ST/AL FNC	0 100	156	0	624.00	SF	10.00	10.00	100	2019	2019	3	93	5,803	
4	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	96	576	

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	1.00

REVIEW DATE	11/05/2019	BY	KW
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Total Acres:	0.00	Total Land Value:	75,000	Market:	0	Agricultural:	0	Common:	75,000
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										352,461	
TOTAL MARKET OB/XF VALUE										14,773	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										442,234	
SOH/AGL Deduction										173,695	
ASSESSED VALUE										268,539	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										218,539	
TOTAL JUST VALUE										442,234	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										368,585	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904521	CO ISSUED	0	10/10/2019
B1904521	NEW CONSTR	338,992	05/02/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2311/1209	10/10/2019	SW	Q	I	02	330,700
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: FERNANDEZ BRIAN & B						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W29 FOP=[YR=2019] W21 S8 E21 N8\$ S8 W21 S58 FOP=[YR=2018] S6 E20 N6 FGR=[YR=2019] E9 S6 E21 N29 W31 S23 E1\$ W1 N5 W6 S5 W13\$ E13 N5 E6 N18 E31 N43\$.											

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1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	1.00

REVIEW DATE	11/05/2019	BY	KW
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Total Acres:	0.00	Total Land Value:	75,000	Market:	0	Agricultural:	0	Common:	75,000
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