

LOT 73
BARNWELL MANOR PHASE 1
PBK 8/293

BENJAMIN MICHAEL C E & KRISTY
93161 SANDOWN DR
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0073-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMMT 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	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
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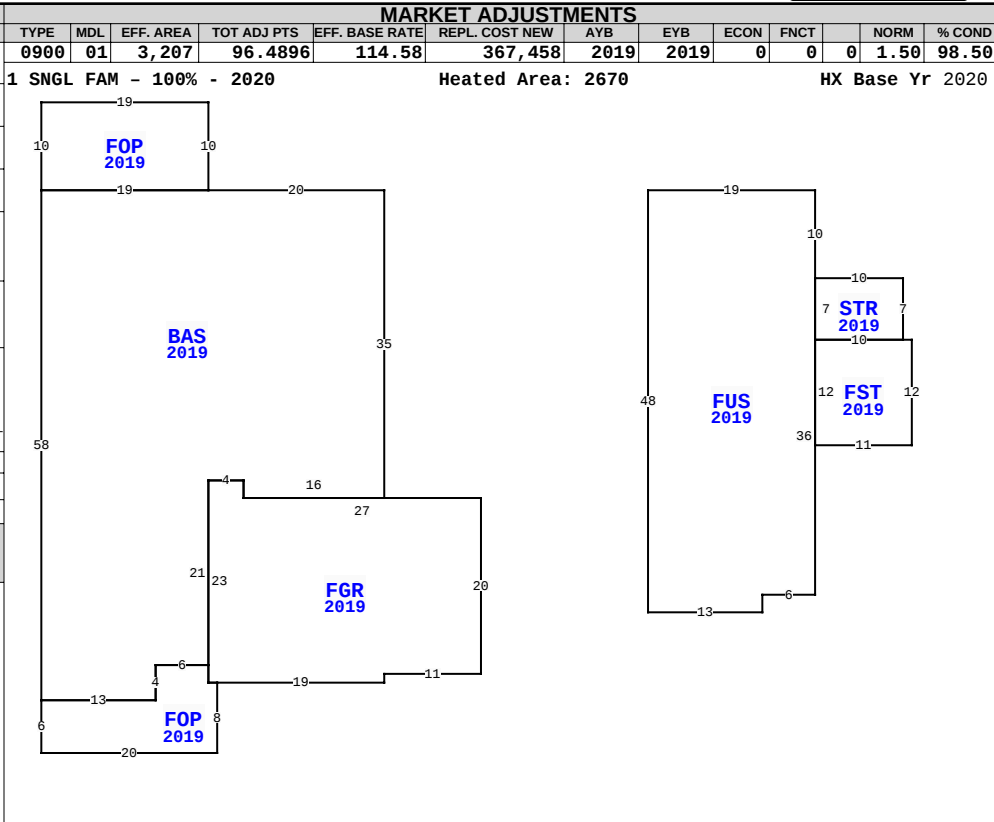
NEIGHBORHOOD/LOC	4088.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100	1,770	199,765
FGR	648	55	356	40,178
FOP	146	30	44	4,966
FOP	190	30	57	6,433
FST	132	55	73	8,239
FUS	900	100	900	101,575
STR	70	10	7	790

TOTALS	3,856	3,207	361,946
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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	0811	CONCRETE B	0 100	7	4	28.00	SF	5.20	5.20	100	2019
2	0811	CONCRETE B	0 100	0	0	1,425.00	SF	5.20	5.20	100	2019
3	0462	ST/AL FNC	0 100	216	0	864.00	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



93161 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	0811	CONCRETE B	0 100	7	4	28.00	SF	5.20	5.20	100	2019	2019	3	99	144	
2	0811	CONCRETE B	0 100	0	0	1,425.00	SF	5.20	5.20	100	2019	2019	3	99	7,336	
3	0462	ST/AL FNC	0 100	216	0	864.00	SF	10.00	10.00	100	2019	2019	3	93	8,035	
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

MARKET ADJUSTMENTS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		361,946
TOTAL MARKET OB/XF VALUE		16,091
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		453,037
SOH/AGL Deduction		198,535
ASSESSED VALUE		254,502
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		204,502
TOTAL JUST VALUE		453,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,218

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1809303	CO ISSUED	0	06/21/2019
B1809303	NEW CONSTR	342,707	09/12/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2282/0805	6/14/2019	SW	Q	I	01

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: BENJAMIN MICHAEL C

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BUILDING NOTES					
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BUILDING DIMENSIONS
BAS=[YR=2019] W20 FOP=[YR=2019] N10 W19 S10 E19\$ W19 S58
FOP=[YR=2019] S6 E20 N8 FGR=[YR=2019] E19 N1 E11 N20 W27 N2
W4 S23 E1\$ W1 N2 W6 S4 W13\$ E13 N4 E6 N21 E4 S2 E16 N35\$ PTR=
E30 FUS=[YR=2019] E19S10 STR=[YR=2019] E10 S7 FST=[YR=2019]
E1 S12 W11 N12 E10\$ W10 N7\$ S36 W6 S2 W13 N48\$ W30\$.