

LOT 74
BARNWELL MANOR PHASE 1
PBK 8/293

BLACK JAMES ROBERT JR & JULIA ANN
93177 SANDOWN DRIVE
FERNANDINA BEACH, FL 32034

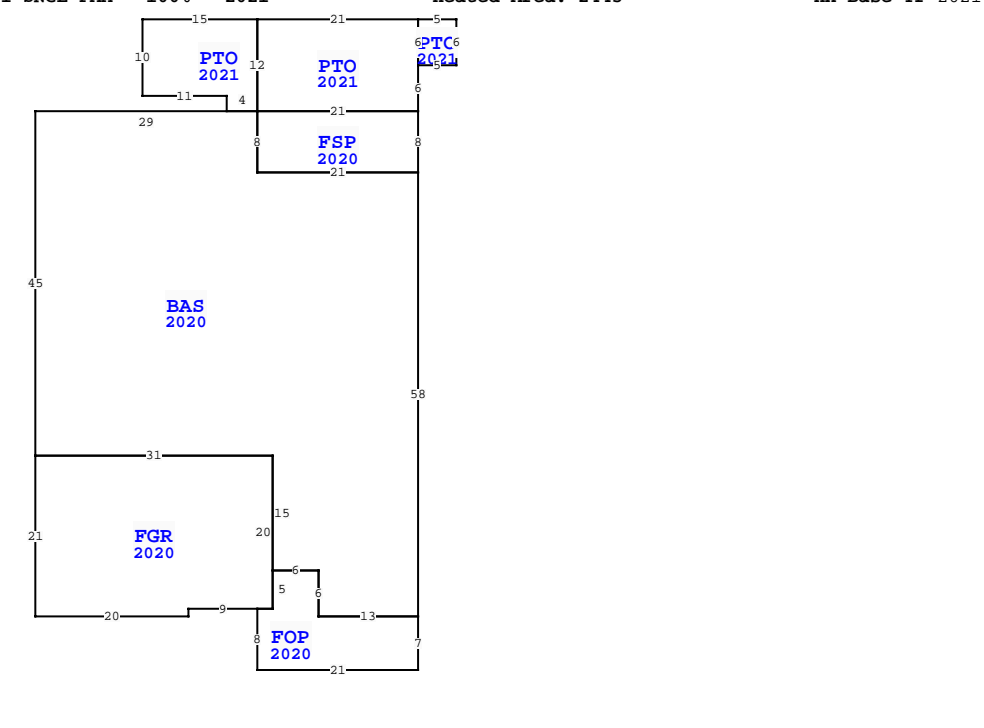
2023

39-2N-28-0141-0074-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	2	100	
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units	0	100	
Occupancy	00	NONE	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,943	97.3370	115.59	340,181	2020	2020	0	0	0.50	99.50



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
BAS	2,445	100
FGR	640	55
FOP	185	30
FSP	168	40
PTO	30	5
PTO	158	5
PTO	252	5
TOTALS	3,878	2,943

93177 SANDOWN DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/05/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0810	CONCRETE A	0	100	6	3		18.00	6.50	100	2020	2020	3	99	116	
2	0812	CONCRETE C	0	100	0	0		1,415.00	4.00	100	2020	2020	3	99	5,603	
3	0462	ST/AL FNC	0	100	180	0		720.00	10.00	100	2020	2020	3	95	6,840	
4	0463	FENCE GATE	0	100	0	0		2.00	300.00	100	2020	2020	3	98	588	
5	0911	SCRN RM A	0	100	21	12		252.00	17.50	100	2021	2021	3	97	4,278	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	338,480		
TOTAL MARKET OB/XF VALUE	17,425		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	430,905		
SOH/AGL Deduction	100,610		
ASSESSED VALUE	330,295		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	280,295		
TOTAL JUST VALUE	430,905		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	358,663		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2012123	SCRN ENCLSR	12,000	12/07/2020
C2002366	CO ISSUED	0	09/03/2020
B2002366	NEW CONSTR	338,461	03/17/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2391/0907	8/08/2020	SW	Q	I	01	374,000

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: BLACK JAMES ROBERT

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=2021] N6 PTO=[YR=2021] E5 N6 W5 S6\$ N6 W21	
PTO=[YR=2021] W15 S10 E11 S2 E4 N12\$ S12 E21\$ FSP=[YR=2020]	
W21 BAS=[YR=2020] W29 S45 FGR=[YR=2020] S21 E20 N1 E9	
POP=[YR=2020] S8 E21 N7 W13 N6 W6 S5 W2\$ E2 N20 W31\$ E31 S15	
E6 S6 E13 N58 W21 N8\$ S8 E21 N8\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							