

LOT 81
BARNWELL MANOR PHASE 1
PBK 8/293

LINDMAN BRIAN M & CATHERINE ANN
93289 SANDOWN DRIVE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0081-0000



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	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,367	100	2,367	286,261
FGR	808	55	444	53,697
FOP	139	30	42	5,080
FOP	160	30	48	5,805
PTO	200	5	10	1,210
TOTALS	3,674		2,911	352,052

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	45	3	135.00	SF	10.00	10.00	
2	0855	CONC PAVER	0	0	0	0	1,366.00	SF	10.00	10.00	
3	0911	SCRN RM A	0	0	8	25	200.00	SF	17.50	17.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0			0.00	0.00	1.00	LT	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,911	102.8736	122.16	355,608	2019	2019	0	0	1.00	99.00
1 SNGL FAM - 0% - 0 Heated Area: 2367 HX Base Yr											
93289 SANDOWN DR, FERNANDINA BEACH											

TOTAL OB/XF											
18,360											

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18,360											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		352,052	
TOTAL MARKET OB/XF VALUE		18,360	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		445,412	
SOH/AGL Deduction		63,132	
ASSESSED VALUE		382,280	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		382,280	
TOTAL JUST VALUE		445,412	
NCON VALUE		5,171	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		364,128	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007152	ADDITION	7,485	05/09/2022
C1904522	CO ISSUED	0	11/01/2019
B1904522	NEW CONSTR	336,202	05/02/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2612/0224	1/06/2023	WD	Q	I	01
GRANTOR: PADDOCK REVOCABLE TRU					
GRANTEE: LINDMAN BRIAN MELVI					
2396/0404	9/28/2020	WD	Q	I	01
GRANTOR: BENISCHECK TIFFANY S					
GRANTEE: PADDOCK REVOCABLE T					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W24 PTO=[YR=2022] N8 W25 S8 E25\$ W5 FOP=[YR=2019] W20 S8 E20 N8 \$ S8 W20 S58 FOP=[YR=2019] S6E19 N6 FGR=[YR=2019] E9 S6 E21 N28 W31 S22 E1\$ W1 N5 W5 S5 W13\$ E13 N5 E5 N17 E31 N44\$.											