

LOT 86
BARNWELL MANOR PHASE 1
PBK 8/293

WARNER JANET
93369 SANDOWN DRIVE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0086-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1											
Exterior Wall	31	HARDIE BRD 100	0900	01	2,920	97.5156	115.80	338,136	2022	2022	0	0	0.00	100.00	VALUATION SUMMARY											
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2023													Heated Area: 2445										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023										
Interior Wall	05	DRYWALL 100																								
Interior Floo	13	LVT/LAMMT 60																								
Interior Floo	14	CARPET 40																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		2 100																								
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	2,445	100	2,445	283,131																						
FGR	640	55	352	40,762																						
FOP	185	30	56	6,485																						
FSP	168	40	67	7,759																						
TOTALS			3,438	2,920	338,136																					
EXTRA FEATURES			93369 SANDOWN DR, FERNANDINA BEACH																							
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	0	0	1,287.00	SF	10.00	10.00	100	2022	2022	3	100	12,870											
BUILDING DIMENSIONS																										
FSP=[YR=2022] W21 BAS=[YR=2022] W29 S45 FGR=[YR=2022] S21 E20 N1 E9 FOP=[YR=2022] 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														12,870									
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									
REVIEW DATE 11/07/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																										