LOT 87
BARNWELL MANOR PHASE 1
PBK 8/293

GOAD JOHN THOMAS III & KIRBY COLEMAN
93385 SANDOWN DRIVE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0087-0000

BUILDING CHARACTERISTICS

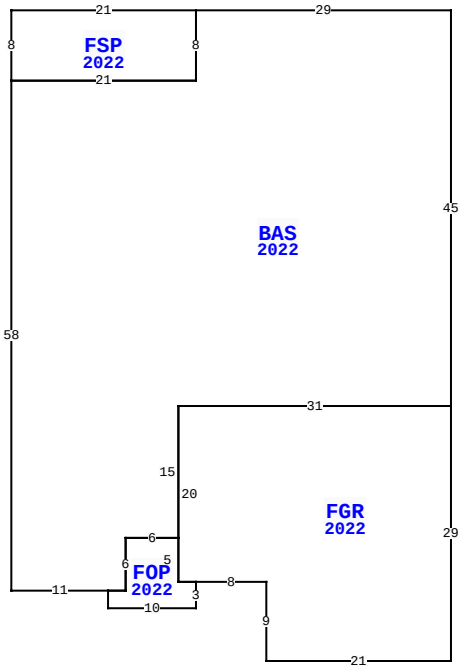
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	300,246
FGR	809	55	445	54,646
FOP	58	30	17	2,088
FSP	168	40	67	8,228
TOTALS	3,480		2,974	365,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,974	103.4094	122.80	365,207	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2023 Heated Area: 2445 HX Base Yr



93385 SANDOWN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	365,207
TOTAL MARKET OB/XF VALUE	17,520
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	457,727
SOH/AGL Deduction	0
ASSESSED VALUE	457,727
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	457,727
TOTAL JUST VALUE	457,727
NCON VALUE	382,727
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003166	NEW CONSTR	416,979	02/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2600/0914	10/28/2022	SW	Q	I	01	495,900

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: GOAD JOHN THOMAS II

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W29 FSP=[YR=2022] W21 S8 E21 N8$ S8 W21 S58 E11 FOP=[YR=2022] S2 E10 N3 FGR=[YR=2022] E8 S9 E21 N29 W31 S20 E2$ W2 N5 W6 S6 W2$ E2 N6 E6 N15 E31 N45$.

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	0855	CONC PAVER	0	0	0	0	1,596.00	SF	10.00	10.00	100	2022	2022	3	100	15,960	
2	0855	CONC PAVER	0	0	0	0	156.00	SF	10.00	10.00	100	2022	2022	3	100	1,560	

LAND DESCRIPTION

TOTAL OB/XF 17,520

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0			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