

LOT 90
BARNWELL MANOR PHASE 1
PBK 8/293

SWEENEY PHYLLIS A & ROBERT A
93433 SANDOWN DR
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0090-0000



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		2.5 100
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

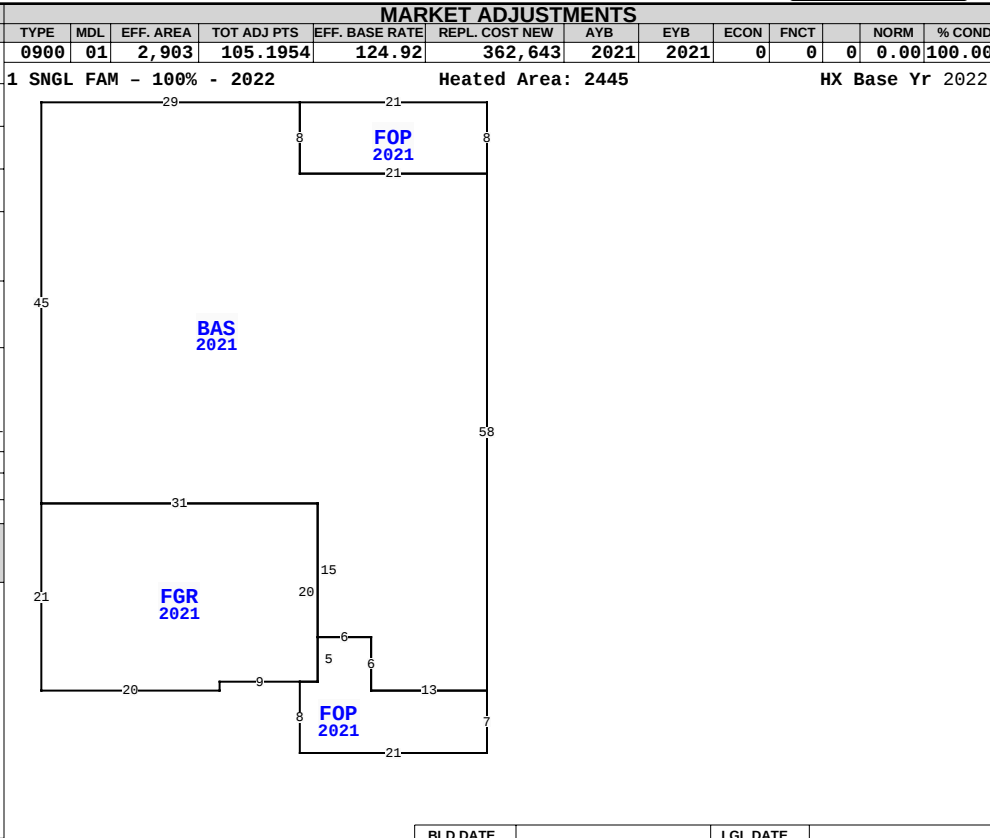
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4088.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2,445	305,429
FGR	640	55	352	43,972
FOP	168	30	50	6,246
FOP	185	30	56	6,996
TOTALS	3,438		2,903	362,643

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	9	3	27.00	SF	10.00	10.00	100	2021	2021	3	100	270	
2	0855	CONC PAVER	0 100	0	0	1,113.00	SF	10.00	10.00	100	2021	2021	3	100	11,130	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



93433 SANDOWN DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/05/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																11,400
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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		362,643			
TOTAL MARKET OB/XF VALUE		11,400			
TOTAL LAND VALUE - MARKET		75,000			
TOTAL MARKET VALUE		449,043			
SOH/AGL Deduction		109,456			
ASSESSED VALUE		339,587			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		289,587			
TOTAL JUST VALUE		449,043			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		375,047			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C204552	CO ISSUED	0	06/17/2021
B204552	NEW CONSTR	338,461	06/12/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2472/0166	6/18/2021	SW	Q	I	02
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: SWEENEY PHYLLIS A &					

BUILDING NOTES															
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BUILDING DIMENSIONS															
FOP=[YR=2021] W21 BAS=[YR=2021] W29 S45 FGR=[YR=2021] S21 E20 N1 E9 FOP=[YR=2021] S8 E21 N7 W13 N6 W6 S5 W2\$ E2 N20 W31\$ E31 S15 E6 S6 E13 N58 W21 N8\$ S8 E21 N8\$.															