

LOT 92
BARNWELL MANOR PHASE 1
PBK 8/293

BONNET MELISSA CRANE
93465 SANDOWN DRIVE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0092-0000



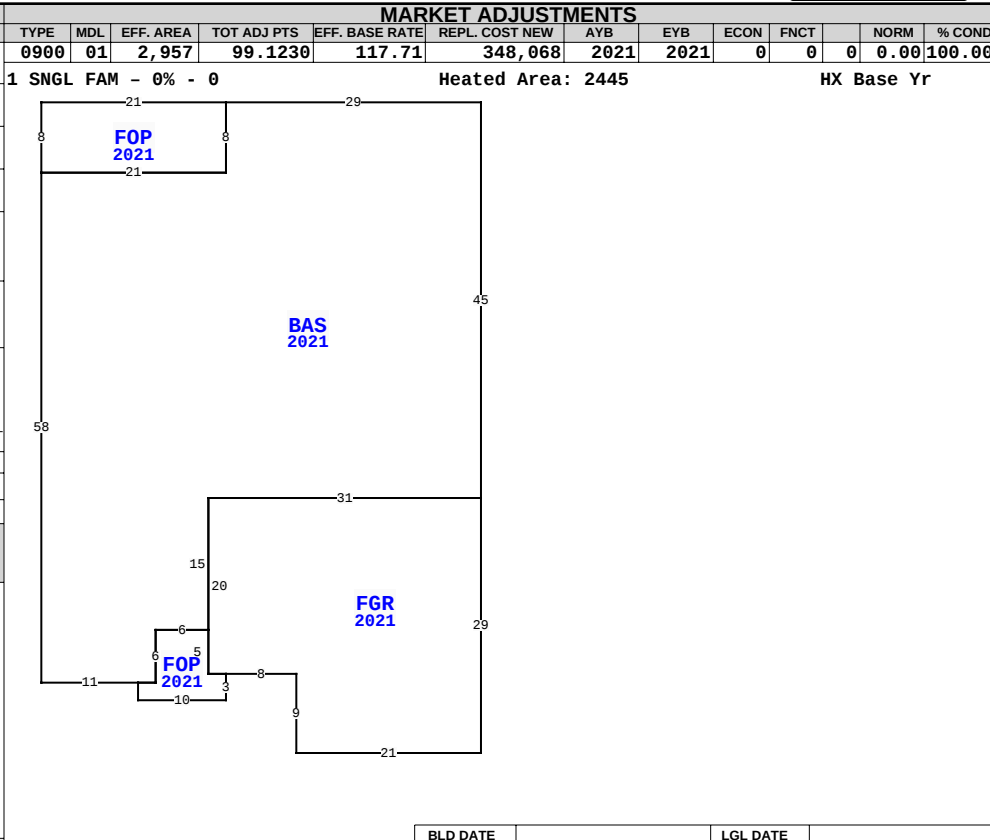
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	287,801
FGR	809	55	445	52,381
FOP	58	30	17	2,001
FOP	168	30	50	5,886
TOTALS	3,480		2,957	348,068

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	59	4	236.00	SF	10.00	10.00	
2	0855	CONC PAVER	0	0	0	0	907.00	SF	10.00	10.00	
3	0476	VF 6 SBPL	0	0	0	0	132.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	

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



93465 SANDOWN DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/05/2023 MLU											

TOTAL OB/XF											
15,909											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 4											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 348,068											
TOTAL MARKET OB/XF VALUE 15,909											
TOTAL LAND VALUE - MARKET 75,000											
TOTAL MARKET VALUE 438,977											
SOH/AGL Deduction 37,080											
ASSESSED VALUE 401,897											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 401,897											
TOTAL JUST VALUE 438,977											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 365,361											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010097	CO ISSUED	0	05/06/2021
B2010097	NEW CONSTR	343,218	10/22/2020

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2460/0738	5/07/2021	SW	Q	I	01	410,000			
GRANTOR: AVH NORTH FLORIDA LLC									
GRANTEE: BONNET MELISSA CRAN									
BUILDING NOTES									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W29 FOP=[YR=2021] W21 S8 E21 N8\$ S8 W21 S58 E11 FOP=[YR=2021] S2 E10 N3 FGR=[YR=2021] E8 S9 E21 N29 W31 S20 E2\$ W2 N5 W6 S6 W2\$ E2 N6E6 N15 E31 N45\$.											