

LOT 160
BARNWELL MANOR PHASE 2
OR 2362/1884

RIZZO BETHANIE N & JOSEPH G
93498 SANDOWN DRIVE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0160-0000



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

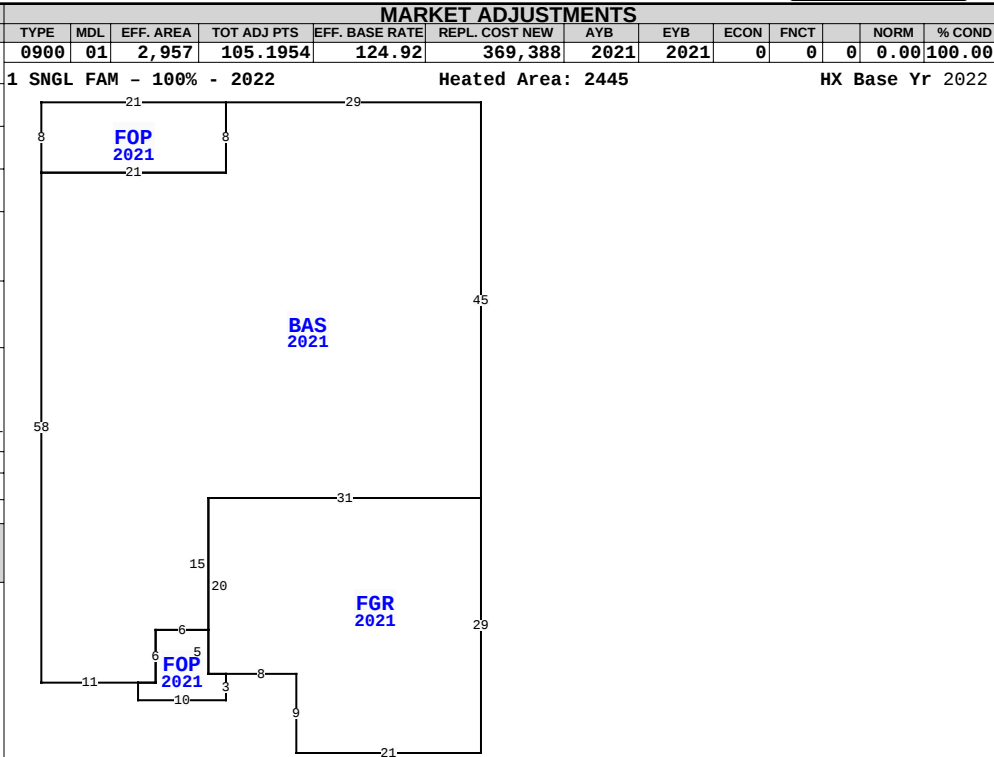
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4088.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2,445	305,429
FGR	809	55	445	55,589
FOP	58	30	17	2,124
FOP	168	30	50	6,246

TOTALS	3,480		2,957	369,388
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,580.00	SF	10.00	10.00	100	2021
2	0855	CONC PAVER	0 100	3	52	156.00	SF	10.00	10.00	100	2021

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	100			0.00	0.00	1.00	LT	1.00



93498 SANDOWN DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	
			06/05/2023	MLU

UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
10.00	100	2021	2021	3	100	15,800	
10.00	100	2021	2021	3	100	1,560	

TOTAL OB/XF											
											17,360

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		369,388	
TOTAL MARKET OB/XF VALUE		17,360	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		461,748	
SOH/AGL Deduction		66,147	
ASSESSED VALUE		395,601	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		345,601	
TOTAL JUST VALUE		461,748	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		384,079	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2105567	CO ISSUED	0	01/03/2022
B2105567	NEW CONSTR	365,772	05/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2530/1383	12/31/2021	SW	Q	I	01	420,700
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: RIZZO BEHTANIE NIAT						

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 N6 E6 N15 E31 N45\$.											