

LOT 166
BARNWELL MANOR PHASE 1
PBK 8/293

DANTONIO BRIAN & KATHERINE
93402 SANDOWN DR
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0166-0000



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	13	LVT/LAMMT 50
Interior Floo	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	286,362
FGR	640	55	352	41,227
FOP	168	30	50	5,857
FOP	185	30	56	6,559
TOTALS	3,438		2,903	340,003

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	8	3	24.00	SF	10.00
2	0855	CONC PAVER	0	0	0	0	1,086.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0			0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,903	99.1230	117.71	341,712	2020	2020	0	0
1 SNGL FAM - 0% - 2023									
Heated Area: 2445									
HX Base Yr									

93402 SANDOWN DR, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
06/05/2023 MLU									

TOTAL OB/XF									
10,989									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0			0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
340,003									
TOTAL MARKET OB/XF VALUE									
10,989									
TOTAL LAND VALUE - MARKET									
75,000									
TOTAL MARKET VALUE									
425,992									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
425,992									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
425,992									
TOTAL JUST VALUE									
425,992									
NCON VALUE									
350,992									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
357,344									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2004932	CO ISSUED	0	12/18/2020
B2004932	NEW CONSTR	338,461	06/08/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2620/0835	2/17/2023	WD	Q	I	02	550,000	
GRANTOR:HAGA JUSTIN A & JANA							
GRANTEE:DANTONIA BRIAN & KA							
2420/0312	12/18/2020	SW	Q	I	02	385,000	
GRANTOR:AVH NORTH FLORIDA LLC							
GRANTEE:HAGA JUSTIN A & JAN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP2020 = W21 BAS=[YR=2020] W29 S45 FGR=[YR=2020] S21 E20 N1 E9 FOP=[YR=2020] S8 E21 N7 W13 N6 W6 S5 W2\$ E2 N20 W31\$ E31 S15 E6 S6 E13 N58 W21 N8\$ S8 E21 N8\$.									