

LOT 167
BARNWELL MANOR PHASE 1
PBK 8/293

MANDT SHARLA MARIE/MANDT JOHN ARNOLD
93386 SANDDOWN DRIVE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0167-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	31	HARDIE BRD 100	0900	01	3,576	95.7600	113.72	406,663	2021	2021	0	0	0.00	100.00	VALUATION BY STANDARD														
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 100% - 2022													Heated Area: 3135													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022													
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		4 100																											
Bathrooms		3.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.5	1.5 100																											
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	278,045																									
FGR	640	55	352	40,029																									
FOP	58	30	17	1,933																									
FSP	168	40	67	7,619																									
FUS	690	100	690	78,467																									
STR	52	10	5	569																									
TOTALS			4,053	3,576	406,663																								
EXTRA FEATURES			93386 SANDOWN DR, FERNANDINA BEACH																										
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	10	3	30.00	SF	10.00	10.00	100	2021	2021	3	100	300														
2	0855	CONC PAVER	0 100	0	0	1,100.00	SF	10.00	10.00	100	2021	2021	3	100	11,000														
3	0462	ST/AL FNC	0 100	216	0	864.00	SF	10.00	10.00	100	2021	2021	3	98	8,467														
4	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	99	594														
LAND DESCRIPTION																													
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000												
REVIEW DATE 07/21/2021 BY KW																													
Total Acres: 0.00					Total Land Value: 75,000					Market: 0					Agricultural: 0					Common: 75,000					PRINTED 08/02/2023 BY SYS				