

LOT 168
BARNWELL MANOR PHASE 1
PBK 8/293

NOVAK DONNA LEA/NOVAK ALEXANDER STANLEY
93370 SANDOWN DRIVE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0168-0000



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		4 100
Bathrooms		3.5 100
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	2,713	100	2,713	318,181
FGR	598	55	329	38,585
FOP	78	30	23	2,697
FSP	209	40	84	9,852
TOTALS	3,598		3,149	369,315

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	8	3	24.00	SF	10.00	10.00	100	2021
2	0855	CONC PAVER	0 100	0	0	965.00	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,149	98.7620	117.28	369,315	2021	2021	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023 Heated Area: 2713 HX Base Yr 2023											
93370 SANDOWN DR, FERNANDINA BEACH											

TOTAL OB/XF											
9,890											
93370 SANDOWN DR, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			369,315
TOTAL MARKET OB/XF VALUE			9,890
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			454,205
SOH/AGL Deduction			0
ASSESSED VALUE			454,205
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			404,205
TOTAL JUST VALUE			454,205
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			379,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2004335	CO ISSUED	0	04/22/2021
B2004335	NEW CONSTR	368,968	06/01/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2576/0343	7/05/2022	WD Q	I	I	01
GRANTOR: KATSEKIS JAMES G & EV					
GRANTEE: NOVAK DONNA LEA & A					
2456/1150	4/23/2021	SW Q	I	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: KATSEKIS JAMES G &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W14 FSP=[YR=2021] W19 S11 E19 N11\$ S11 W19 N11 W17 S48 FGR=[YR=2021] S24 E19 N2 E9 FOP=[YR=2021] S4 E8 N2 W1 N10 W6 S8 W1\$ E1 N19 W26 N3 W3\$ E3 S3 E26 S11 E6 S10 E15 N72\$.											