

LOT 177
BARNWELL MANOR PHASE 1
PBK 8/293

HOOVER MICHAEL E & KAREN Y
93322 SANDOWN DR
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0177-0000



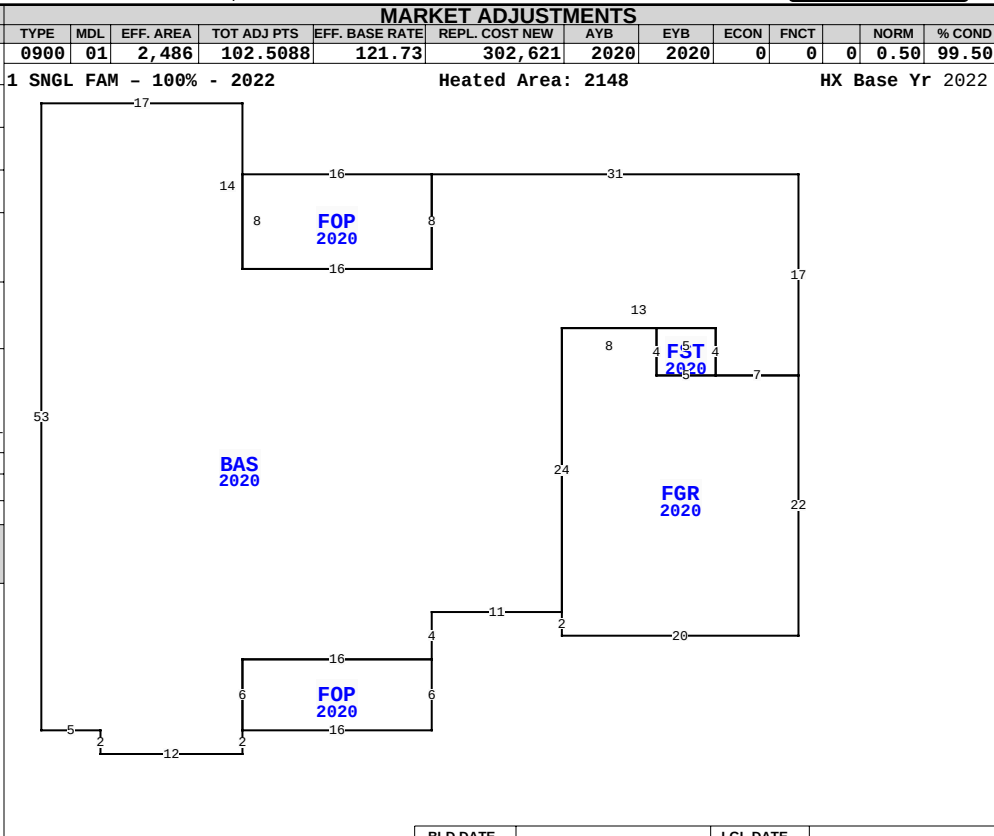
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,148	100	2,148	260,169
FGR	472	55	260	31,492
FOP	96	30	29	3,512
FOP	128	30	38	4,603
FST	20	55	11	1,332
TOTALS	2,864		2,486	301,108

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	30	3	90.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	884.00	SF	10.00	10.00
3	0462	ST/AL FNC	0 100	204	0	816.00	SF	10.00	10.00
4	0463	FENCE GATE	0 100	0	0	2.00	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
1	000134	C	SFR POND	100			0.00	0.00	1.00



93322 SANDOWN DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/05/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
17,983									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		301,108	
TOTAL MARKET OB/XF VALUE		17,983	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		394,091	
SOH/AGL Deduction		56,613	
ASSESSED VALUE		337,478	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		287,478	
TOTAL JUST VALUE		394,091	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		327,649	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905875	CO ISSUED	0	04/14/2020
19005875	NEW CONSTR	293,166	06/05/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2358/0062	4/29/2020	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: HOOVER MICHAEL E &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2020] W31 FOP=[YR=2020] W16 S8 E16 N8\$ S8 W16 N14 W17 S53 E5 S2 E12 N2 FOP=[YR=2020] E16 N6 W16 S6\$ N6 E16 N4 E11 FGR=[YR=2020] S2 E20 N22 W7 FST=[YR=2020] N4 W5 S4 E5\$ W5 N4 W8 S24\$ N24 E13 S4 E7 N17\$.					