LOT 186
BARNWELL MANOR PHASE 1
PBK 8/293

CHAMBERLAIN BENJAMIN S & JACLYN N
93146 SANDOWN DR
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0186-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

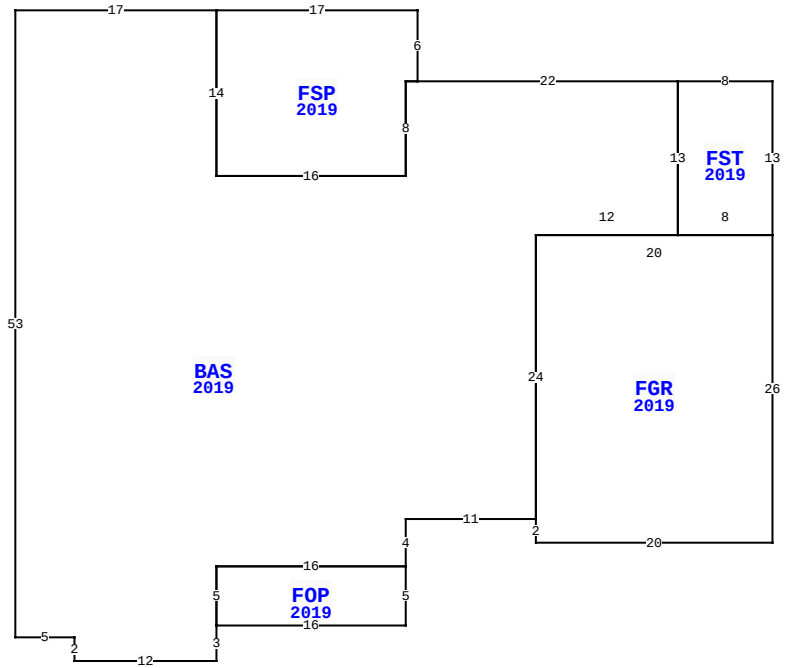
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,016	100	2,016	252,454
FGR	520	55	286	35,814
FOP	80	30	24	3,006
FSP	230	40	92	11,521
FST	104	55	57	7,138
TOTALS	2,950		2,475	309,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,475	106.5216	126.49	313,063	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2020 Heated Area: 2016 HX Base Yr 2020



93146 SANDOWN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		309,932
TOTAL MARKET OB/XF VALUE		10,335
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		395,267
SOH/AGL Deduction		124,299
ASSESSED VALUE		270,968
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		220,968
TOTAL JUST VALUE		395,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012900	CO ISSUED	0	12/20/2019
19005746	NEW CONSTR	293,248	06/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2327/0548	12/20/2019	SW	Q	I	01	357,400

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: CHAMBERLAIN BENJAMI

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2019] W8 BAS=[YR=2019] W22 FSP=[YR=2019] N6 W17 S14 E16 N8 E1$ W1 S8 W16 N14 W17 S53 E5 S2 E12 N3 FOP=[YR=2019] E16 N5 W16 S5$ N5 E16 N4 E11 FGR=[YR=2019] S2 E20 N26 W20 S24$ N24 E12 N13$ S13 E8 N13$.

EXTRA FEATURES

LN	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	0	0	128.00	SF	10.00	10.00	100	2019	2019	3	99	1,267	
2	0855	CONC PAVER	0	100	0	0	916.00	SF	10.00	10.00	100	2019	2019	3	99	9,068	

LAND DESCRIPTION

TOTAL OB/XF 10,335

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/16/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS