

LOT 188
BARNWELL MANOR PHASE 1
PBK 8/293

KIMOCK JOSEPH J JR & JULIE L
93114 SANDOWN DR
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0188-0000



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 4																				
Exterior Wall	31	HARDIE BRD 100	0900	01	3,450	97.8880	116.24	401,028	2021	2021	0	0	0.00	100.00	VALUATION BY STANDARD																				
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2022													Heated Area: 2928																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022																			
Interior Wall	05	DRYWALL 100														VALUATION SUMMARY																			
Interior Floo	13	LVT/LAMMT 50														Tax Group: 4										Tax Dist:									
Interior Floo	14	CARPET 50														BUILDING MARKET VALUE										401,028									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										12,330									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										75,000									
Bedrooms		4 100														TOTAL MARKET VALUE										488,358									
Bathrooms		3.5 100														SOH/AGL Deduction										68,407									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										419,951									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Units	0	0 100														BASE TAXABLE VALUE										369,951									
Occupancy	00	NONE 100	TOTAL JUST VALUE										488,358																						
			NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										407,719																						
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	1,822	100	1,822	211,789																															
FGR	640	55	352	40,916																															
FOP	236	30	71	8,253																															
FOP	310	30	93	10,810																															
FUS	1,106	100	1,106	128,561																															
STR	60	10	6	697																															
TOTALS			4,174		3,450	401,028																													
EXTRA FEATURES			93114 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	1,203.00	SF	10.00	10.00	100	2021	2021	3	100	12,030																				
TOTAL OB/XF 12,330																																			
LAND DESCRIPTION			TOTAL OB/XF 12,330																																
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 02/22/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																			