

LOT 189
BARNWELL MANOR PHASE 1
PBK 8/293

MICKELSON JUSTIN P & ROSA
93098 SANDOWN DR
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0189-0000



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	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

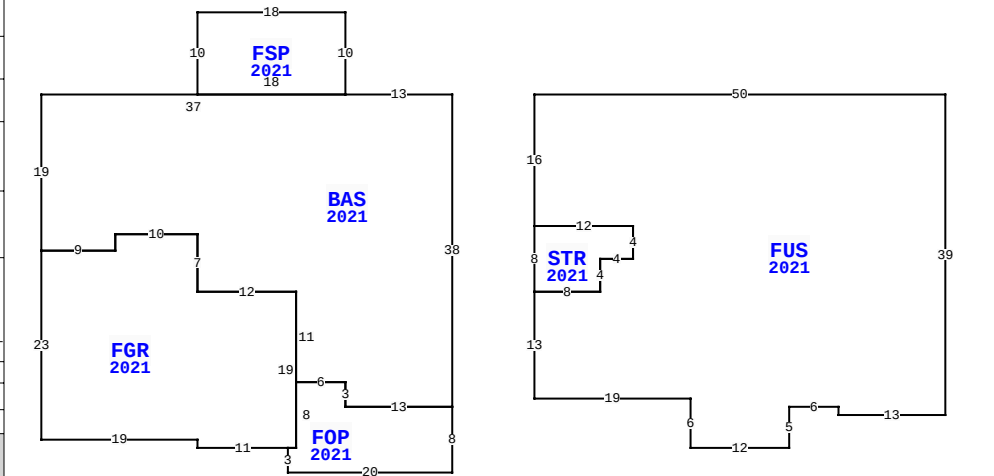
Quality	02	Quality Level 02		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4088.00			

TOTALS	4,325		3,716	448,224
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EXTRA FEATURES									
L N	OB/UF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,265.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	3	10	30.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,716	101.5740	120.62	448,224	2021	2021	0	0
1 SNGL FAM - 100% - 2023									
Heated Area: 3207					HX Base Yr 2023				



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

TOTAL OB/UF									
12,950									

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12,950									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	448,224		
TOTAL MARKET OB/UF VALUE	12,950		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	536,174		
SOH/AGL Deduction	33,340		
ASSESSED VALUE	502,834		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	452,834		
TOTAL JUST VALUE	536,174		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	447,584		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2100357	CO ISSUED	0	10/01/2021
B2100357	NEW CONSTR	437,541	01/14/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2502/0626	9/30/2021	SW	Q	I	01
SALE PRICE					
417,300					
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: MICKELSON JUSTIN P					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W13 FSP=[YR=2021] N10 W18 S10 E18\$ W37 S19 FGR=[YR=2021] S23 E19 S1 E11 FOP=[YR=2021] S3 E20 N8 W13 N3 W6 S8 W1\$ E1 N19 W12 N7 W10 S2 W9\$ E9 N2 E10 S7 E12 S11 E6 S3 E13 N38\$ PTR=E10 FUS=[YR=2021] E50 S39 W13 N1 W6 S5 W12 N6 W19 N13 STR=[YR=2021] N8 E12 S4 W4 S4 W8\$ E8 N4 E4 N4 W12 N16\$ W10\$.									