

LOT 2
BARNWELL MANOR PHASE 1
PBK 8/293

NICHOLS CAROLYN R & THOMAS E
93017 SANDOWN DR
FERNANDINA BEACH, FL 32034

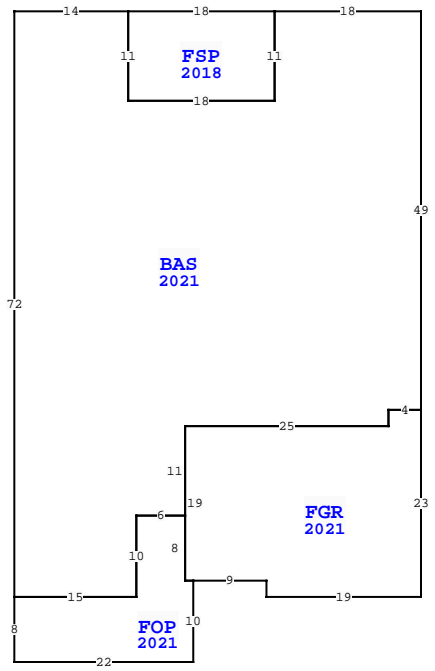
2024

39-2N-28-0141-0002-0000



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 Floor	13	LVT/LAMMT 50
Interior Floor	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
BAS	2,725	100
FGR	597	55
FOP	238	30
FSP	198	40
TOTALS	3,758	3,203

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,203	98.7620	123.45	395,410	2021	2021	0	0	0.50	99.50	
1 SNGL FAM - 100% - 2023 Heated Area: 2725 HX Base Yr 2023												



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		393,433
TOTAL MARKET OB/XF VALUE		13,395
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		481,828
SOH/AGL Deduction		3,725
ASSESSED VALUE		478,103
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		428,103
TOTAL JUST VALUE		481,828
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2004931	CO ISSUED	0	01/25/2021
B2004931	NEW CONSTR	372,880	04/28/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2441/1328	3/10/2021	SW Q	Q	I	01	425,000

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: NICHOLS CAROLYN R &

EXTRA FEATURES																
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	11	3		33.00	10.00	100	2021	2021	3	99	327	
2	0855	CONC PAVER	0	100	0	0		1,320.00	SF	10.00	100	2021	2021	3	99	13,068

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W18 FSP=[YR=2018] W18 S11 E18 N11\$ S11 W18 N11 W14 S72 FOP=[YR=2021] S8 E22 N10 FGR=[YR=2021] E9 S2 E19 N23 W4 S2 W25 S19 E1 \$ W1 N8 W6 S10 W15\$ E15 N10 E6 N11 E25 N2 E4 N49\$.	

LAND DESCRIPTION		TOTAL OB/XF													13,395									
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							