

LOT 69
BARNWELL MANOR PHASE 1
PBK 8/293

FREY MICHAEL & TANIA RACHEL
93097 SANDOWN DRIVE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0069-0000



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 Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
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
---------	--	----------	----

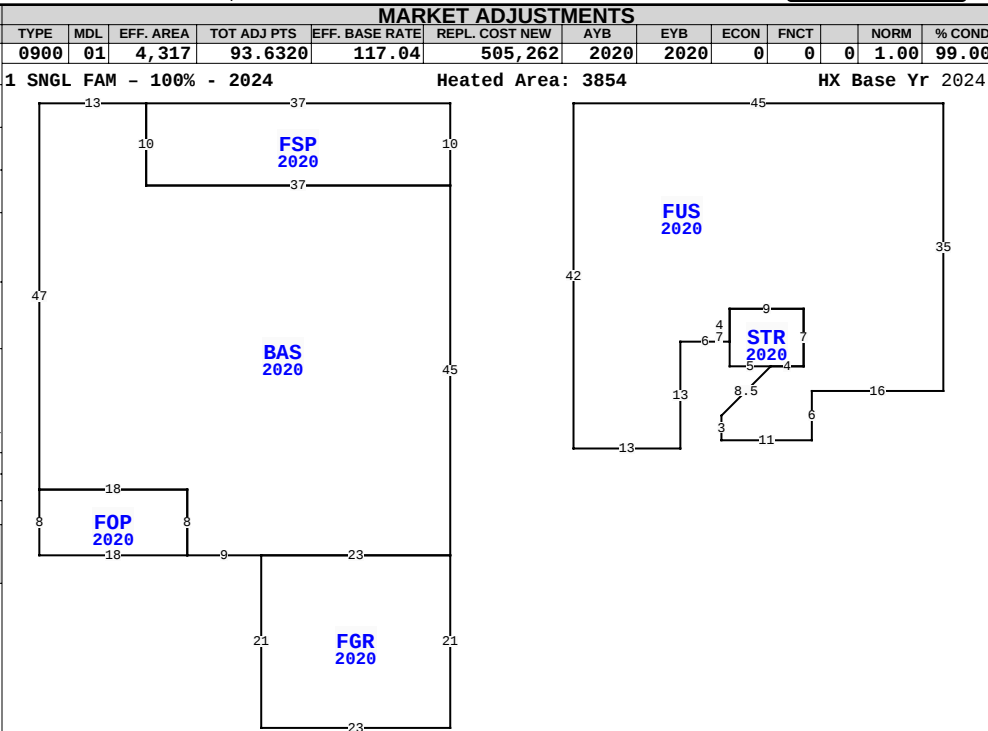
NEIGHBORHOOD/LOC	4088.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,236	100	2,236	259,084
FGR	483	55	266	30,822
FOP	144	30	43	4,983
FSP	370	40	148	17,149
FUS	1,618	100	1,618	187,477
STR	63	10	6	695

TOTALS	4,914		4,317	500,209
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	NOTES
1	0855	CONC PAVER	0 100	40	3	120.00	SF	10.00	10.00	100	
2	0855	CONC PAVER	0 100	41	16	656.00	SF	10.00	10.00	100	
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		RSF-1	0.00	0.00	1.00	LT	



93097 SANDOWN DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/05/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
12,182											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		500,209	
TOTAL MARKET OB/XF VALUE		12,182	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		587,391	
SOH/AGL Deduction		0	
ASSESSED VALUE		587,391	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		537,391	
TOTAL JUST VALUE		587,391	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		564,939	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C202965	CO ISSUED	0	08/27/2020
B202965	NEW CONSTR	506,408	04/20/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2531/1484	12/20/2021	SW	Q	I	01	690,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: FREY MICHAEL & TANI						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FSP=[YR=2020] W37 BAS=[YR=2020] W13 S47 FOP=[YR=2020] S8 E18 N8 W18\$ E18 S8 E9 FGR=[YR=2020] S21 E23 N21 W23\$ E23 N45 W37 N10\$ S10 E37 N10\$ PTR= E15 FUS=[YR=2020] E45 S35 W16 S6 W11 N3 R6 U6 STR=[YR=2020] W5 N7 E9 S7 W4\$ E4 N7 W9 S4 W6 S13 W13 N42\$ W15\$.											