

LOT 70
BARNWELL MANOR PHASE 1
PBK 8/293

GODFREY ELIZABETH H & ADAM K
93113 SANDOWN DR
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0070-0000



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	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
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. 100
Units		0 100
Occupancy	00	NONE 100

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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	267,806
FGR	240	55	132	15,809
FGR	441	55	243	29,104
FOP	109	30	33	3,952
FOP	162	30	49	5,869
FST	24	55	13	1,557
FUS	1,229	100	1,229	147,197
PTO	224	5	11	1,318
STR	28	10	3	359

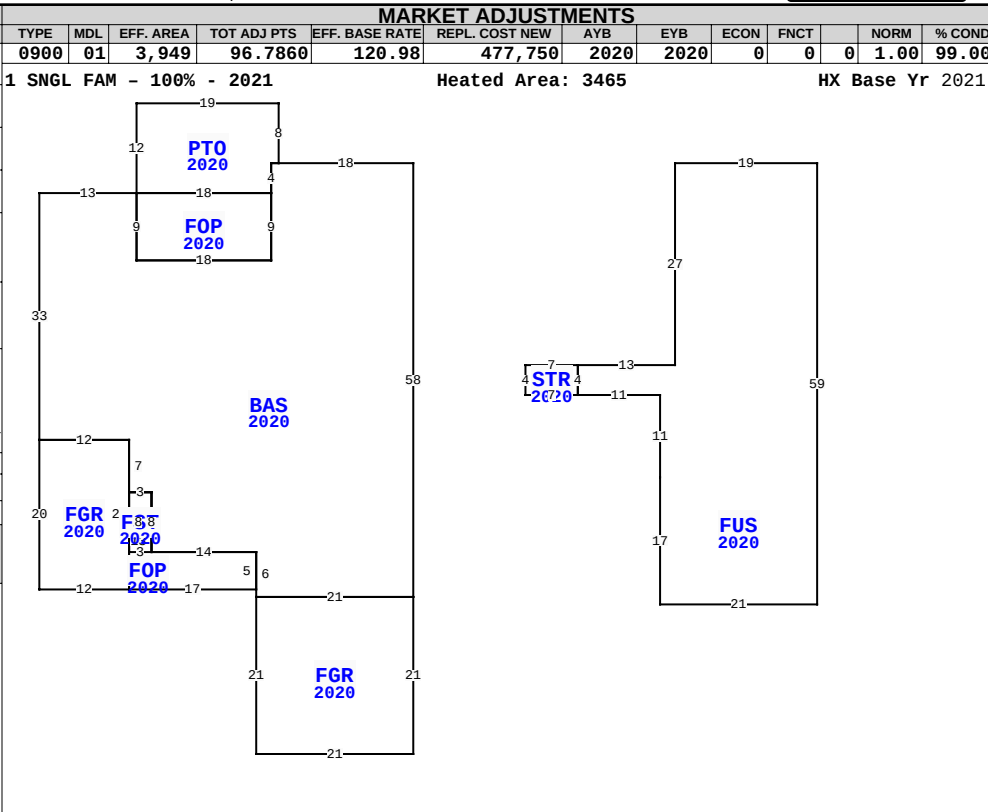
TOTALS 4,693 3,949 472,972

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 PAVR	0 100	0	0	1,326.00	SF	10.00	10.00	100	2020	2020	3	99	13,127	
2	0462	ST/AL FNC	0 100	175	0	696.00	SF	10.00	10.00	100	2020	2020	3	93	6,473	
3	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	96	576	
4	0911	SCRN RM A	0 100	0	0	224.00	SF	17.50	17.50	100	2020	2020	3	90	3,528	

LAND DESCRIPTION			TOTAL OB/XF 23,704													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000134	C	SFR POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

REVIEW DATE 02/23/2021 BY KW



93113 SANDOWN DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 23,704																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000134	C	SFR POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 4			Tax Dist:			
BUILDING MARKET VALUE						472,972
TOTAL MARKET OB/XF VALUE						23,704
TOTAL LAND VALUE - MARKET						75,000
TOTAL MARKET VALUE						571,676
SOH/AGL Deduction						136,975
ASSESSED VALUE						434,701
TOTAL EXEMPTION VALUE			HX HB			50,000
BASE TAXABLE VALUE						384,701
TOTAL JUST VALUE						571,676
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						550,563

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2100135	XFOB SCR N ENCLOS	3,850	01/12/2021
C2002141	CO ISSUED	0	08/26/2020
B2002141	NEW CONSTR	456,626	03/10/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2388/1671	8/28/2020	SW	Q	I	01	515,800

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: GODFREY ELIZABETH H

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BUILDING NOTES

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BUILDING DIMENSIONS
BAS=[YR=2020] W18 PTO=[YR=2020] N8 W19 S12 E18 N4 E1\$ W1 S4
FOP=[YR=2020] W18 S9 E18 N9\$ S9 W18 N9 W13 S33 FGR=[YR=2020]
S20 E12 FOP=[YR=2020] E17 N5 W14 FST=[YR=2020] W3 N8 E3 S8\$
N8 W3 S13\$ N20 W12\$ E12 S7 E3 S8 E14 S6 FGR=[YR=2020] S21
E21 N21 W21\$ E21 N58\$ PTR= E35 FUS=[YR=2020] E19 S59 W21 N17
N11 W11 STR=[YR=2020] W7 N4 E7 S4\$ N4 E13 N27\$ W35\$.

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