LOT 76
BARNWELL MANOR PHASE 1
PBK 8/293

PEVY ROBERT W & KATHY C
93209 SANDOWN DR
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0076-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

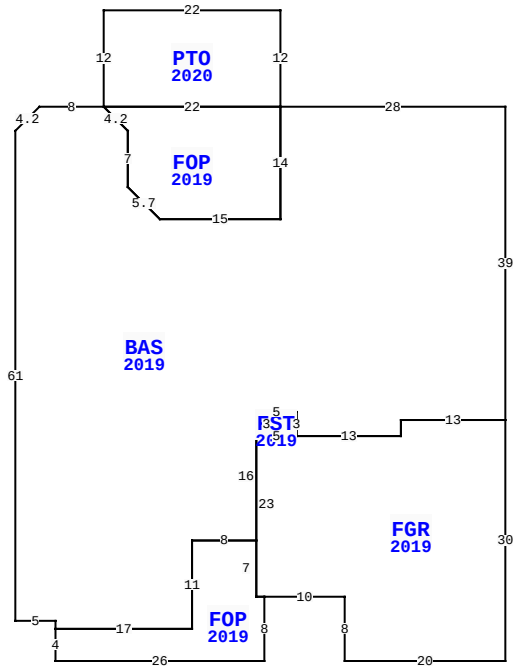
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,820	100	2,820	352,934
FGR	821	55	452	56,570
FOP	196	30	59	7,385
FOP	263	30	79	9,887
FST	15	55	8	1,001
PTO	264	5	13	1,627
TOTALS	4,379		3,431	429,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,431	101.6462	127.06	435,943	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2020 Heated Area: 2820 HX Base Yr 2020



93209 SANDOWN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		429,404
TOTAL MARKET OB/XF VALUE		16,574
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		520,978
SOH/AGL Deduction		258,143
ASSESSED VALUE		262,835
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		212,835
TOTAL JUST VALUE		520,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		501,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2002729	SCRN ENCLSR	12,000	04/01/2020
C1904517	CO ISSUED	0	11/21/2019
19004517	NEW CONSTR	392,807	05/02/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2324/1599	12/11/2019	SW	Q	I	02	425,000

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: PEVY ROBERT W & KAT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W28 PTO=[YR=2020] N12 W22 S12 E22$ FOP=[YR=2019] W22 D3 R3 S7 D4 R4 E15 N14$ S14 W15 U4 L4 N7 U3 L3 W8 D3 L3 S61 E5 S1 FOP=[YR=2019] S4 E26 N8 FGR=[YR=2019] E10 S8 E20 N30 W13S2 W13 FST=[YR=2019] W5 N3 E5 S3$ N3 W5 S23 E1$ W1 N7 W8 S11 W17$ E17 N11 E8 N16 E5 S3 E13 N2 E13 N39$.

EXTRA FEATURES

LN	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	0911	SCRN RM A	0	100	22	12	264.00	SF	17.50	17.50	100	2020	2020	3	90	4,158	
2	0855	CONC PAVER	0	100	11	3	33.00	SF	10.00	10.00	100	2019	2019	3	98	323	
3	0855	CONC PAVER	0	100	0	0	1,234.00	SF	10.00	10.00	100	2019	2019	3	98	12,093	

LAND DESCRIPTION

TOTAL OB/XF 16,574

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 02/24/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS