

LOT 78
BARNWELL MANOR PHASE 1
PBK 8/293

NEAVERTH KAREN S & JAMES E
93241 SANDOWN DR
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0078-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

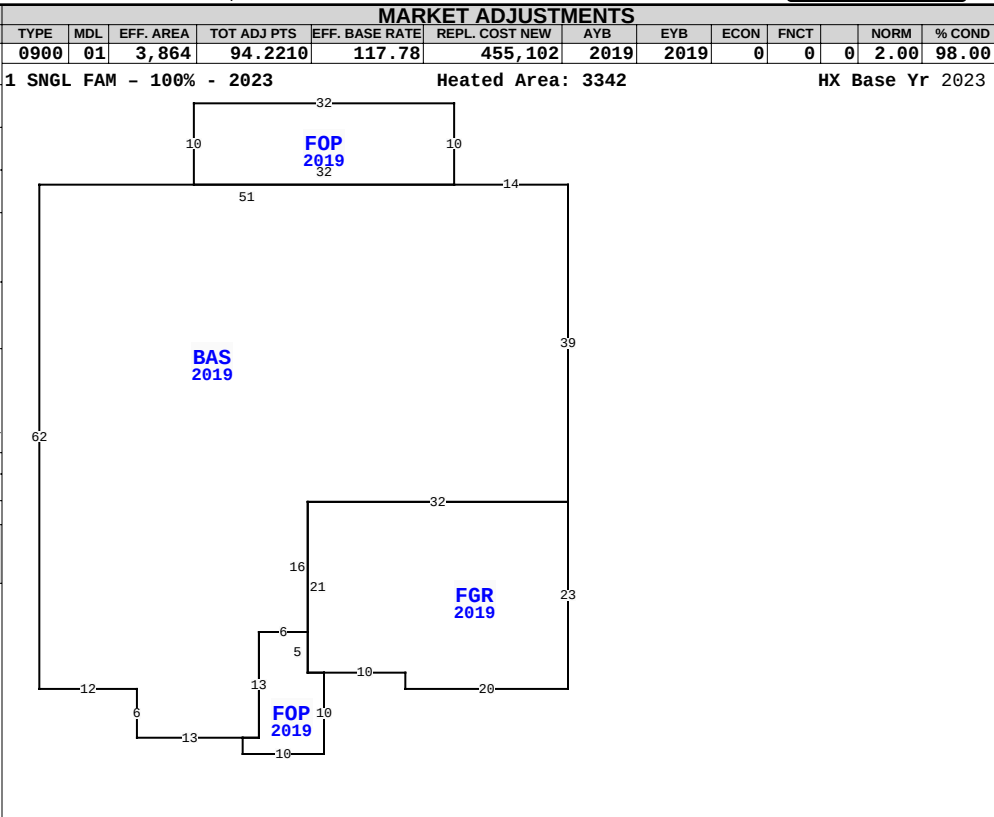
Quality	02	Quality Level 02	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4088.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,342	100	3,342	385,749
FGR	712	55	392	45,247
FOP	114	30	34	3,925
FOP	320	30	96	11,081

TOTALS	4,488	3,864	446,000
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	10	4	40.00	SF	10.00	10.00	100	2019
2	0855	CONC PAVER	0 100	0	0	1,488.00	SF	10.00	10.00	100	2019

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



93241 SANDOWN DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/05/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
14,974											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		446,000	
TOTAL MARKET OB/XF VALUE		14,974	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		535,974	
SOH/AGL Deduction		4,509	
ASSESSED VALUE		531,465	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		481,465	
TOTAL JUST VALUE		535,974	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		515,985	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1809726	CO ISSUED	0	07/08/2019
B1809726	NEW CONSTR	433,759	09/24/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2286/0738	6/28/2019	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: NEAVERTH KAREN S &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W14 FOP=[YR=2019] N10 W32 S10 E32\$ W51 S62 E12 S6 E13 FOP=[YR=2019] S2 E10 N10 FGR=[YR=2019] E10 S2 E20 N23 W32 S21 E2\$ W2 N5 W6 S13 W2\$ E2 N13 E6 N16 E32 N39\$.											