

LOT 87
BARNWELL MANOR PHASE 1
PBK 8/293

GOAD JOHN THOMAS III & KIRBY COLEMAN
93385 SANDOWN DRIVE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0087-0000



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	11	CLAY TILE 60		
Interior Floo	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
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	2,445	100	2,445	316,041
FGR	809	55	445	57,521
FOP	58	30	17	2,197
FSP	168	40	67	8,660
TOTALS	3,480		2,974	384,419

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,974	103.4094	129.26	384,419	2022	2022	0	0	0.00	100.00

1 SNGL FAM - 0% - 2023

Heated Area: 2445

HX Base Yr

The floor plan diagram shows a building layout with four labeled areas: FSP (top left), BAS (top center), FGR (bottom center), and FOP (bottom left). Dimensions are provided for various segments of the perimeter and internal walls. The total heated area is 2445.

- FSP 2022**: Top left area, dimensions 21 (width) and 8 (height).
- BAS 2022**: Top center area, dimensions 29 (width) and 45 (height).
- FGR 2022**: Bottom center area, dimensions 29 (width) and 20 (height).
- FOP 2022**: Bottom left area, dimensions 6 (width) and 5 (height).

Other dimensions shown include 21, 29, 45, 29, 20, 6, 5, 8, 9, 21, 11, 10, 3, 15, 20, 31, 58, and 21.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023

ML