

LOT 92
BARNWELL MANOR PHASE 1
PBK 8/293

BONNET MELISSA CRANE
93465 SANDOWN DRIVE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0092-0000



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 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,445	100	2,445	301,421
FGR	809	55	445	54,860
FOP	58	30	17	2,095
FOP	168	30	50	6,164
TOTALS	3,480		2,957	364,540

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	59	4	236.00	SF	10.00	10.00	
2	0855	CONC PAVER	0	0	0	0	907.00	SF	10.00	10.00	
3	0476	VF 6 SBPL	0	0	0	0	132.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	

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	0		RSF-1	0.00	0.00	1.00	LT	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,957	99.1230	123.90	366,372	2021	2021	0	0	0.50	99.50
1 SNGL FAM - 0% - 0 Heated Area: 2445 HX Base Yr											
93465 SANDOWN DR, FERNANDINA BEACH											

TOTAL OB/XF											
15,749											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			364,540
TOTAL MARKET OB/XF VALUE			15,749
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			455,289
SOH/AGL Deduction			13,202
ASSESSED VALUE			442,087
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			442,087
TOTAL JUST VALUE			455,289
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			438,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010097	CO ISSUED	0	05/06/2021
B2010097	NEW CONSTR	343,218	10/22/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2460/0738	5/07/2021	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: BONNET MELISSA CRAN					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2021] W29 FOP=[YR=2021] W21 S8 E21 N8\$ S8 W21 S58 E11 FOP=[YR=2021] S2 E10 N3 FGR=[YR=2021] E8 S9 E21 N29 W31 S20 E2\$ W2 N5 W6 S6 W2\$ E2 N6E6 N15 E31 N45\$.					