LOT 164
BARNWELL MANOR PHASE 1
PBK 8/293

MILLER WAYNE ANTHONY & SHARI ANN
93434 SANDOWN DRIVE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0164-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

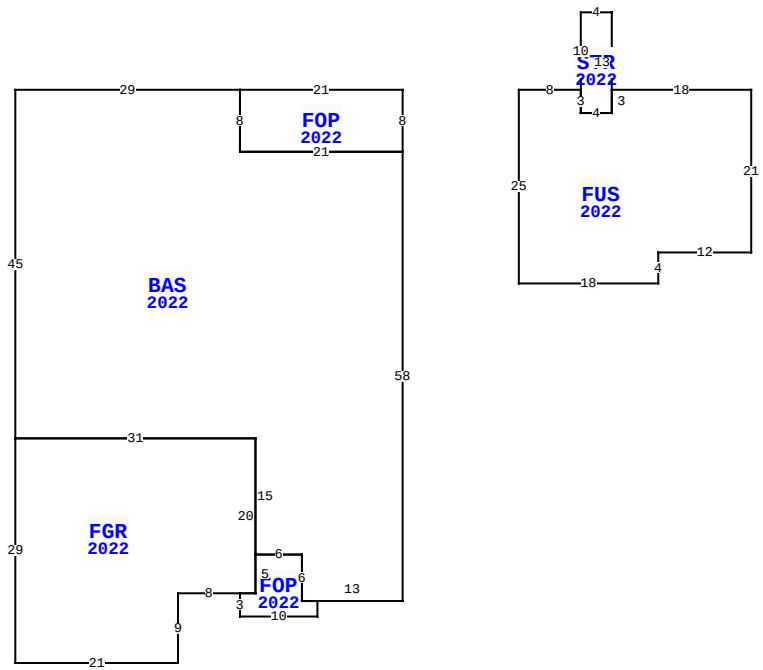
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	2.	2. 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	292,935
FGR	809	55	445	53,315
FOP	58	30	17	2,037
FOP	168	30	50	5,991
FUS	690	100	690	82,669
STR	52	10	5	599
TOTALS	4,222		3,652	437,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,652	95.8455	119.81	437,546	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 3135 HX Base Yr 2024



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		437,546
TOTAL MARKET OB/XF VALUE		7,018
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		519,564
SOH/AGL Deduction		0
ASSESSED VALUE		519,564
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		469,564
TOTAL JUST VALUE		519,564
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2110612	NEW CONSTR	456,264	08/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2566/0894	5/26/2022	SW	Q	I	01	516,800

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: MILLER WAYNE ANTHON

93434 SANDOWN DR, FERNANDINA BEACH

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

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,496.00	SF	4.00	4.00	100	2022	2022	3	100	5,984	
2	0810	CONCRETE A	0	100	0	0	159.00	SF	6.50	6.50	100	2022	2022	3	100	1,034	

BUILDING DIMENSIONS

FOP=[YR=2022] W21 BAS=[YR=2022] W29 S45 FGR=[YR=2022] S29 E21 N9 E8 FOP=[YR=2022] S3 E10 N2 W2 N6 W6 S5 W2$ E2 N20 W31$ E31 S15 E6 S6 E13 N58 W21 N8$ S8 E21 N8$ PTR=E15 FUS=[YR=2022] E8 STR=[YR=2022] N10 E4 S13 W4 N3$ S3 E4 N3 E18 S21 W12 S4 W18 N25$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 7,018

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	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	75,000							

REVIEW DATE 09/20/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS