

LOT 180
BARNWELL MANOR PHASE 1
PBK 8/293

ALBERT JOHN R JR & JENNIFER L
93274 SANDOWN DR
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0180-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
Exterior Wall	31	HARDIE BRD 100	0900	01	2,830	101.5968	127.00	359,410	2019	2019	0	0	0	1.50	98.50	STANDARD										
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2020													Heated Area: 2492										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020										
Interior Wall	05	DRYWALL 100																								
Interior Floo	13	LVT/LAMMT 70																								
Interior Floo	14	CARPET 30																								
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	2,492	100	2,492	311,737																						
FGR	420	55	231	28,897																						
FOP	138	30	41	5,129																						
FOP	220	30	66	8,256																						
TOTALS			3,270	2,830	354,019																					
EXTRA FEATURES			93274 SANDOWN DR, FERNANDINA BEACH																							
L N	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	0855	CONC PAVER	0 100	27	4	108.00	SF	10.00	10.00	100	2019	2019	3	98	1,058											
2	0855	CONC PAVER	0 100	0	0	897.00	SF	10.00	10.00	100	2019	2019	3	98	8,791											
3	0462	ST/AL FNC	0 100	204	0	816.00	SF	10.00	10.00	100	2019	2019	3	90	7,344											
4	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	95	570											
TOTAL OB/XF 17,763																										
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 08/08/2019 BY KWMB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																										