

LOT 184  
BARNWELL MANOR PHASE 1  
PBK 8/293

JOHNSON CURTIS A & LINDA J  
93178 SANDOWN DRIVE  
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0184-0000



| 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 90   |
| Interior Floor           | 11 | CLAY TILE 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 0  | 0 100          |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

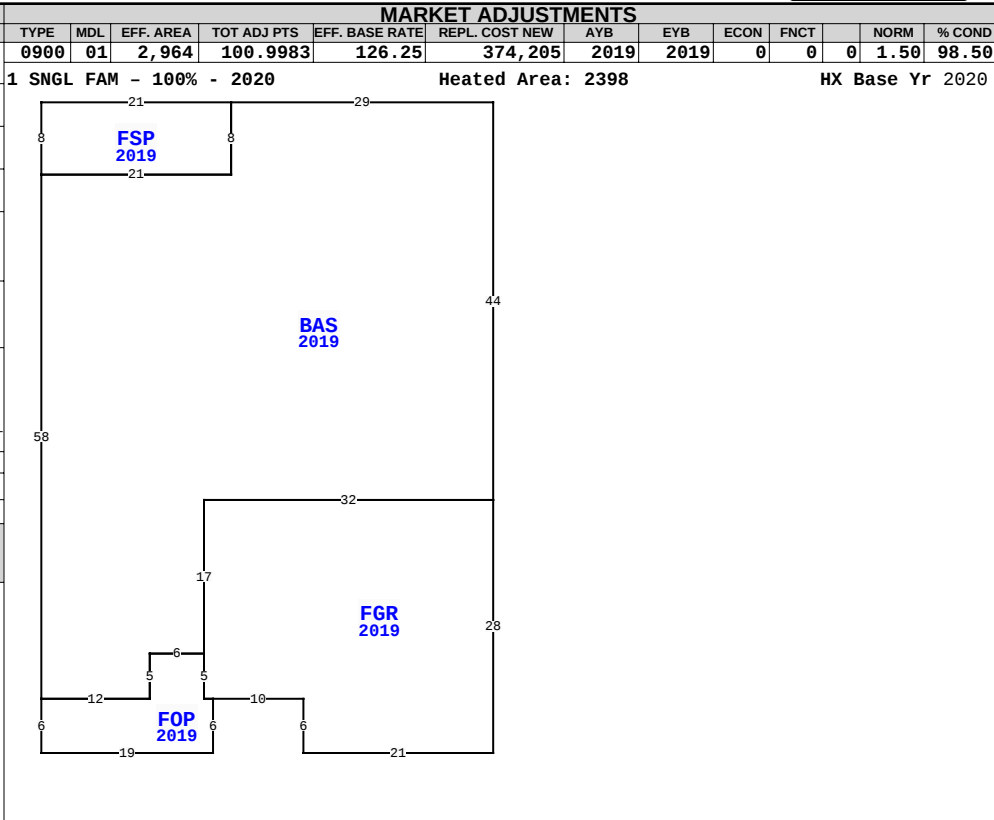
|          |      |                  |
|----------|------|------------------|
| Quality  | 02   | Quality Level 02 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4088.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,398            | 100         | 2,398        | 298,207              |
| FGR       | 830              | 55          | 456          | 56,706               |
| FOP       | 144              | 30          | 43           | 5,348                |
| FSP       | 168              | 40          | 67           | 8,332                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,540 |  | 2,964 | 368,592 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |     |     |       |    |          |                |           |         |
|----------------|------------|-------------|---------|-----|-----|-------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W   | UNITS | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0462       | ST/AL FNC   | 0       | 100 | 192 | 0     |    | 768.00   | SF 10.00       | 100       | 2019    |
| 2              | 0855       | CONC PAVER  | 0       | 100 | 4   | 0     |    | 192.00   | SF 10.00       | 100       | 2019    |
| 3              | 0855       | CONC PAVER  | 0       | 100 | 0   | 0     |    | 1,705.00 | SF 10.00       | 100       | 2019    |



|                                    |          |  |           |            |     |
|------------------------------------|----------|--|-----------|------------|-----|
| 93178 SANDOWN DR, FERNANDINA BEACH | BLD DATE |  | LGL DATE  | 06/05/2023 | MLU |
|                                    | XF DATE  |  | LAND DATE |            |     |
|                                    | INC DATE |  | AG DATE   |            |     |

| 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   | 0462       | ST/AL FNC   | 0       | 100 | 192 | 0     |    | 768.00   | SF 10.00       | 100       | 2019    | 2019        | 3 | 90     | 6,912           |       |
| 2   | 0855       | CONC PAVER  | 0       | 100 | 4   | 0     |    | 192.00   | SF 10.00       | 100       | 2019    | 2019        | 3 | 98     | 1,882           |       |
| 3   | 0855       | CONC PAVER  | 0       | 100 | 0   | 0     |    | 1,705.00 | SF 10.00       | 100       | 2019    | 2019        | 3 | 98     | 16,709          |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             | TOTAL OB/XF |     |           |        |         |            |                | 25,503 |  |  |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|-----------|--------|---------|------------|----------------|--------|--|--|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE   | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LA VA  |  |  |
| 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      |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |        |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |  |  | PAGE 1 of 1  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--|--|--------------|--|--|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |  |  | STANDARD     |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  |  |  | Tax Group: 4 |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |  |  | Tax Dist:    |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |  |  | 368,592      |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |  |  | 75,000       |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |  |  | 469,095      |  |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |  |  | 180,898      |  |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |  |  | 288,197      |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |  |  | 55,000       |  |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |  |  | 233,197      |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |  |  | 469,095      |  |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |  |  | 0            |  |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |  |  | 452,870      |  |  |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C1808410   | CO ISSUED   | 0       | 06/19/2019 |
| B1808410   | NEW CONSTR  | 332,247 | 08/16/2018 |

| SALES DATA                    |           |              |        |        |           |               |
|-------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number          | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2291/1637                     | 6/18/2019 | SW           | Q      | I      | 01        | 357,000       |
| GRANTOR:AVH NORTH FLORIDA LLC |           |              |        |        |           |               |
| GRANTEE: JOHNSON CURTIS A &   |           |              |        |        |           |               |
|                               |           |              |        |        |           |               |
|                               |           |              |        |        |           |               |
|                               |           |              |        |        |           |               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                               |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2019] W29 FSP=[YR=2019] W21 S8 E21 N8\$ S8 W21 S58<br>FOP=[YR=2019] S6 E19 N6 FGR=[YR=2019] E10 S6 E21 N28 W32<br>S17 S5 E1\$ W1 N5 W6 S5 W12 \$ E12 N5 E6 N17 E32 N44\$. |  |  |  |  |  |  |  |  |  |  |  |