

LYNCH FAMILY TRUST/LYNCH KIMBERLY L TRUSTEE
93162 SANDOWN DR
FERNANDINA BEACH, FL 32034

39-2N-28-0141-0185-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	13	LVT/LAMNT 50		
Interior Floo	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	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	302,584
FGR	420	55	231	28,049
FOP	138	30	41	4,978
FSP	220	40	88	10,685
TOTALS	3,270		2,852	346,296

EXTRA FEATURES

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	26	4	104.00	SF	10.00	10.00	100	2019	2019	3	98	1,019	
2	0855	CONC PAVER	0 100	0	0	888.00	SF	10.00	10.00	100	2019	2019	3	98	8,702	
3	0462	ST/AL FNC	0 100	198	0	792.00	SF	10.00	10.00	100	2019	2019	3	90	7,128	
4	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	95	570	
5	0861	POOL GUNIT	0 100	24	12	288.00	SF	85.00	85.00	100	2021	2021	3	95	23,256	
6	0855	CONC PAVER	0 100	0	0	770.00	SF	10.00	10.00	100	2021	2021	3	99	7,623	

LAND DESCRIPTION

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	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							

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	EFF. NORM	% COND
0900	01	2,852	99.1230	123.90	353,363	2019	2019	0	0	0	98.00

1 SNGL FAM - 100% - 2021
Heated Area: 2492
HX Base Yr 2021

FSP 2019

BAS 2019

FGR 2019

FOP 2019

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	346,296
TOTAL MARKET OB/XF VALUE	48,298
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	469,594
SOH/AGL Deduction	182,772
ASSESSED VALUE	286,822
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	236,822
TOTAL JUST VALUE	469,594
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	455,126

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2370/1411	6/24/2020	WD Q	I	01		369,000

GRANTOR: SZAFRANIEC EDWARD R &
GRANTEE: LYNCH FAMILY TRUST
2289/1284 7/01/2019 SW Q I 02 365,000
GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: SZAFRANIEC EDWARD R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W31 FSP=[YR=2019] W20 S11 E20 N11\$ S11 W20 N11 W13 S53 E6 S1 E15 FOP=[YR=2019] E23 N6 W23 S6\$ N6 E23 N3 FGR=[YR=2019] E20 N21 W20 S21\$ N21 E20 N24\$.

REVIEW DATE 07/21/2021 BY KW

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

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