LOT 189
BARNWELL MANOR PHASE 1
PBK 8/293

MICKELSON JUSTIN P & ROSA
93098 SANDOWN DR
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0189-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

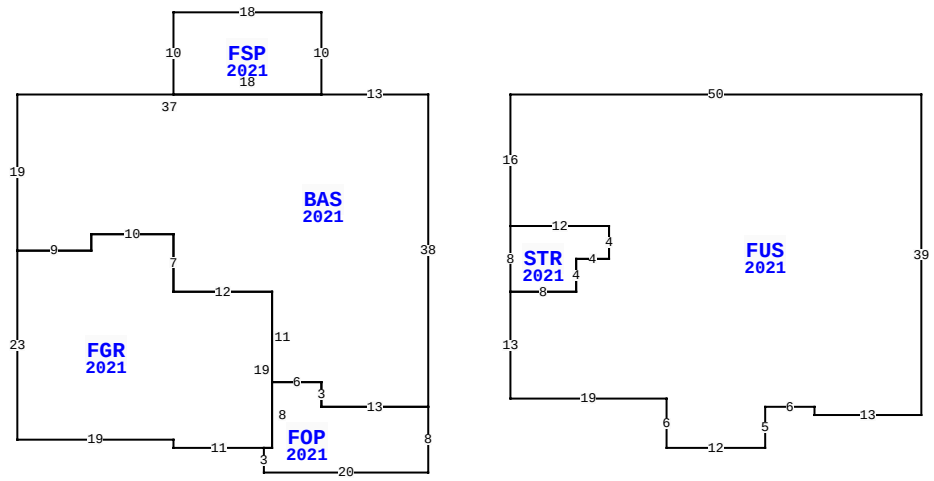
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 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	1,333	100	1,333	168,405
FGR	685	55	377	47,629
FOP	173	30	52	6,569
FSP	180	40	72	9,096
FUS	1,874	100	1,874	236,752
STR	80	10	8	1,011
TOTALS	4,325		3,716	469,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,716	101.5740	126.97	471,821	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 3207 HX Base Yr 2023



93098 SANDOWN DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		469,462
TOTAL MARKET OB/XF VALUE		12,821
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		557,283
SOH/AGL Deduction		39,364
ASSESSED VALUE		517,919
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		467,919
TOTAL JUST VALUE		557,283
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		536,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2100357	CO ISSUED	0	10/01/2021
B2100357	NEW CONSTR	437,541	01/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2502/0626	9/30/2021	SW	Q	I	01	417,300

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: MICKELSON JUSTIN P

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W13 FSP=[YR=2021] N10 W18 S10 E18$ W37 S19 FGR=[YR=2021] S23 E19 S1 E11 FOP=[YR=2021] S3 E20 N8 W13 N3 W6 S8 W1$ E1 N19 W12 N7 W10 S2 W9$ E9 N2 E10 S7 E12 S11 E6 S3 E13 N38$ PTR=E10 FUS=[YR=2021] E50 S39 W13 N1 W6 S5 W12 N6 W19 N13 STR=[YR=2021] N8 E12 S4 W4 S4 W8$ E8 N4 E4 N4 W12 N16$ W10$.

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	0855	CONC PAVER	0	100	0	0	1,265.00	SF	10.00	10.00	100	2021	2021	3	99	12,524	
2	0855	CONC PAVER	0	100	3	10	30.00	SF	10.00	10.00	100	2021	2021	3	99	297	

LAND DESCRIPTION

TOTAL OB/XF 12,821

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	000100	C	SFR	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 01/19/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS