LOT 2
BARNWELL MANOR PHASE 1
PBK 8/293

NICHOLS CAROLYN R & THOMAS E
93017 SANDOWN DR
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0002-0000

BUILDING CHARACTERISTICS

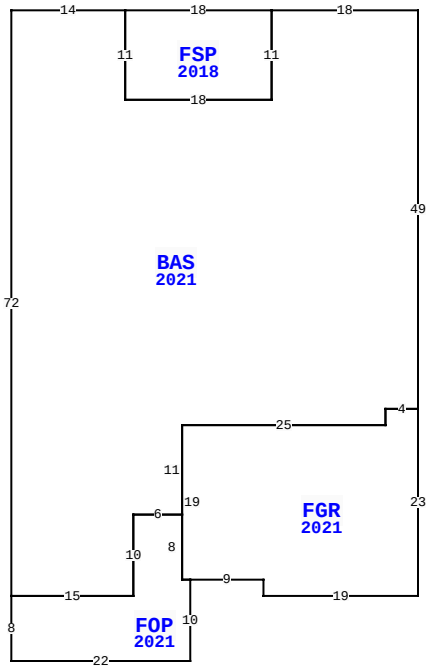
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,725	100	2021	2,725	351,705
FGR	597	55	2021	328	42,333
FOP	238	30	2021	71	9,163
FSP	198	40	2018	79	10,196
TOTALS	3,758			3,203	413,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,203	98.7620	130.37	417,575	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2023 Heated Area: 2725 HX Base Yr 2023



93017 SANDOWN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		413,399
TOTAL MARKET OB/XF VALUE		13,395
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		551,794
SOH/AGL Deduction		59,826
ASSESSED VALUE		491,968
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		441,246
TOTAL JUST VALUE		551,794
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2004931	CO ISSUED	0	01/25/2021
B2004931	NEW CONSTR	372,880	04/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2441/1328	3/10/2021	SW	Q	I	01	425,000

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: NICHOLS CAROLYN R &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 FSP=[YR=2018] W18 S11 E18 N11$ S11 W18 N11 W14 S72 FOP=[YR=2021] S8 E22 N10 FGR=[YR=2021] E9 S2 E19 N23 W4 S2 W25 S19 E1 $ W1 N8 W6 S10 W15$ E15 N10 E6 N11 E25 N2 E4 N49$.

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	11	3	33.00	SF	10.00	10.00	100	2021	2021	3	99	327	
2	0855	CONC PAVER	0	100	0	0	1,320.00	SF	10.00	10.00	100	2021	2021	3	99	13,068	

LAND DESCRIPTION

TOTAL OB/XF 13,395

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	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 02/22/2021 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS