LOT 71
BARNWELL MANOR PHASE 1
PBK 8/293

WALTON DOLLIE R & RONALD B
93129 SANDOWN RD
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0071-0000

BUILDING CHARACTERISTICS

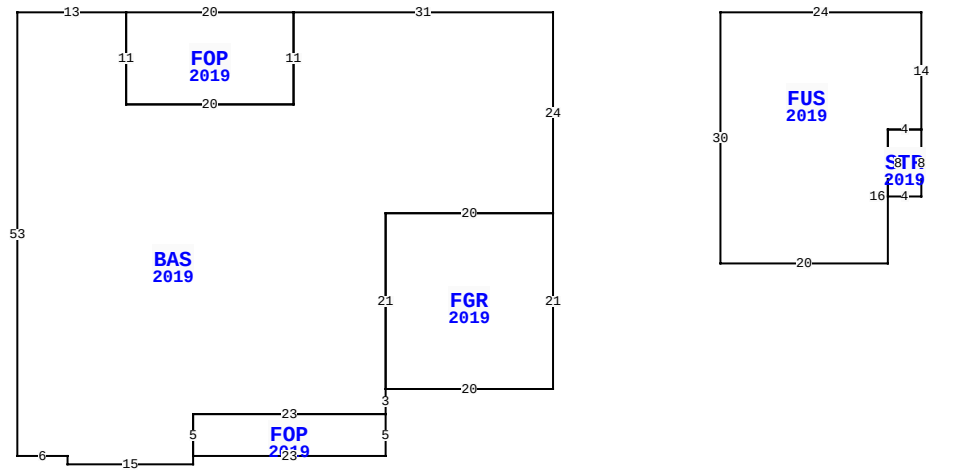
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,492	100	2019	2,492	331,060
FGR	420	55	2019	231	30,688
FOP	115	30	2019	34	4,517
FOP	220	30	2019	66	8,768
FUS	656	100	2019	656	87,148
STR	32	10	2019	3	399
TOTALS	3,935			3,482	462,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,482	102.6950	135.56	472,020	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 3148 HX Base Yr 2020



93129 SANDOWN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		462,580
TOTAL MARKET OB/XF VALUE		9,371
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		596,951
SOH/AGL Deduction		271,165
ASSESSED VALUE		325,786
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		275,064
TOTAL JUST VALUE		596,951
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		524,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012758	CO ISSUED	0	12/17/2019
B1808408	NEW CONSTR	400,083	08/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2326/1185	12/18/2019	SW	Q	I	01	369,800

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: WALTON DOLLIE R & R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W31 FOP=[YR=2019] W20 S11 E20 N11$ S11 W20 N11 W13 S53 E6 S1 E15 N1 FOP=[YR=2019] E23 N5 W23 S5$ N5 E23 N3 FGR=[YR=2019] E20 N21 W20 S21$ N21 E20 N24$ PTR= E20 FUS=[YR=2019] E24 S14 STR=[YR=2019] S8 W4 N8 E4$ W4 S16 W20 N30$ W20$.

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	27	4	108.00	SF	10.00	10.00	100	2019	2019	3	97	1,048	
2	0855	CONC PAVER	0	100	0	0	858.00	SF	10.00	10.00	100	2019	2019	3	97	8,323	

LAND DESCRIPTION

TOTAL OB/XF 9,371

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	000134	C	RES POND	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 08/13/2019 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS