LOT 73
BARNWELL MANOR PHASE 1
PBK 8/293

BENJAMIN MICHAEL C E & KRISTY
93161 SANDOWN DR
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0073-0000

NASSAU COUNTY PROPERTY

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

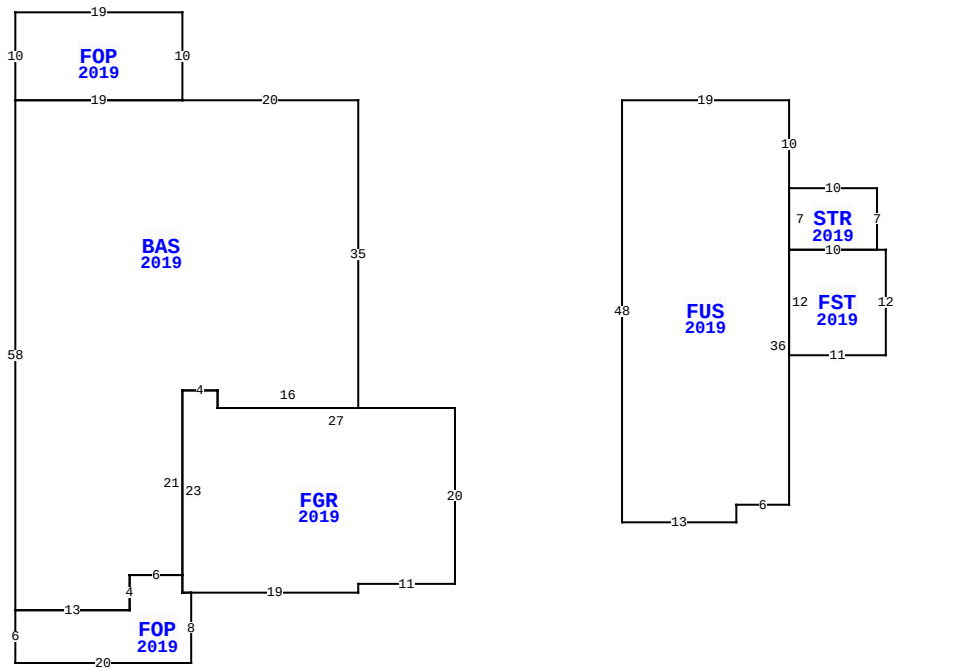
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4088.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100	2019	1,770	219,809
FGR	648	55	2019	356	44,210
FOP	146	30	2019	44	5,464
FOP	190	30	2019	57	7,079
FST	132	55	2019	73	9,066
FUS	900	100	2019	900	111,767
STR	70	10	2019	7	870
TOTALS	3,856			3,207	398,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,207	96.4896	127.37	408,476	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2020 Heated Area: 2670 HX Base Yr 2020



93161 SANDOWN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		398,264
TOTAL MARKET OB/XF VALUE		15,410
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		538,674
SOH/AGL Deduction		268,935
ASSESSED VALUE		269,739
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		219,017
TOTAL JUST VALUE		538,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1809303	CO ISSUED	0	06/21/2019
B1809303	NEW CONSTR	342,707	09/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2282/0805	6/14/2019	SW	Q	I	01	333,400

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: BENJAMIN MICHAEL C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 FOP=[YR=2019] N10 W19 S10 E19$ W19 S58 FOP=[YR=2019] S6 E20 N8 FGR=[YR=2019] E19 N1 E11 N20 W27 N2 W4 S23 E1$ W1 N2 W6 S4 W13$ E13 N4 E6 N21 E4 S2 E16 N35$ PTR= E30 FUS=[YR=2019] E19S10 STR=[YR=2019] E10 S7 FST=[YR=2019] E1 S12 W11 N12 E10$ W10 N7$ S36 W6 S2 W13 N48$ W30$.

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	0811	CONCRETE B	0	100	7	4	28.00	SF	5.20	5.20	100	2019	2019	3	97	141	
2	0811	CONCRETE B	0	100	0	0	1,425.00	SF	5.20	5.20	100	2019	2019	3	97	7,188	
3	0462	ST/AL FNC	0	100	216	0	864.00	SF	10.00	10.00	100	2019	2019	3	87	7,517	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 15,410

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 06/21/2019 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS