LOT 74
BARNWELL MANOR PHASE 1
PBK 8/293

**BLACK JAMES ROBERT JR & JULIA ANN**
93177 SANDOWN DRIVE
FERNANDINA BEACH, FL 32034

**2025**

**39-2N-28-0141-0074-0000**

## BUILDING CHARACTERISTICS

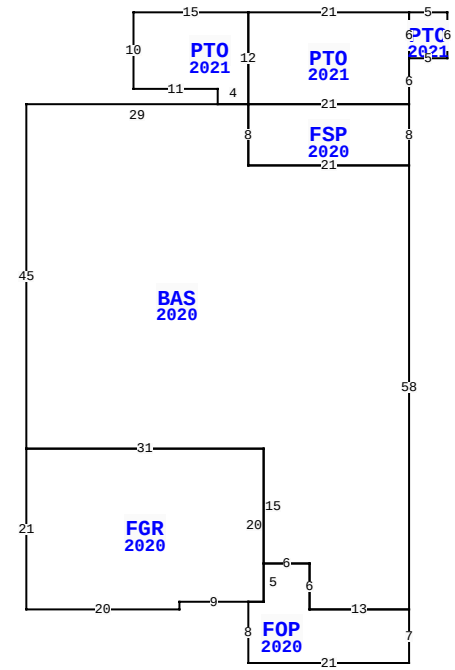
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| 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 | 2,445 | 100 | 2020 | 2,445 | 309,422 |
| FGR | 640 | 55 | 2020 | 352 | 44,547 |
| FOP | 185 | 30 | 2020 | 56 | 7,087 |
| FSP | 168 | 40 | 2020 | 67 | 8,479 |
| PTO | 30 | 5 | 2021 | 2 | 253 |
| PTO | 158 | 5 | 2021 | 8 | 1,013 |
| PTO | 252 | 5 | 2021 | 13 | 1,645 |
| TOTALS | 3,878 | | | 2,943 | 372,445 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,943 | 97.3370 | 128.48 | 378,117 | 2020 | 2020 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SNGL FAM – 100% - 2021 Heated Area: 2445 HX Base Yr 2021




93177 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 | | 372,445 |
| TOTAL MARKET OB/XF VALUE | | 16,681 |
| TOTAL LAND VALUE - MARKET | | 125,000 |
| TOTAL MARKET VALUE | | 514,126 |
| SOH/AGL Deduction | | 164,056 |
| ASSESSED VALUE | | 350,070 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 299,348 |
| TOTAL JUST VALUE | | 514,126 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 446,586 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2012123 | SCRN ENCLSR | 12,000 | 12/07/2020 |
| C2002366 | CO ISSUED | 0 | 09/03/2020 |
| B2002366 | NEW CONSTR | 338,461 | 03/17/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2391/0907 | 8/08/2020 | SW | Q | I | 01 | 374,000 |

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: BLACK JAMES ROBERT

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2021] N6 PTO=[YR=2021] E5 N6 W5 S6$ N6 W21
PTO=[YR=2021] W15 S10 E11 S2 E4 N12$ S12 E21$ FSP=[YR=2020]
W21 BAS=[YR=2020] W29 S45 FGR=[YR=2020] S21 E20 N1 E9
FOP=[YR=2020] S8 E21 N7 W13 N6 W6 S5 W2$ E2 N20 W31$ E31 S15
E6 S6 E13 N58 W21 N8$ S8 E21 N8$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 6 | 3 | 18.00 | SF | 6.50 | 6.50 | 100 | 2020 | 2020 | 3 | 98 | 115 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,415.00 | SF | 4.00 | 4.00 | 100 | 2020 | 2020 | 3 | 98 | 5,547 | |
| 3 | 0462 | ST/AL FNC | 0 | 100 | 180 | 0 | 720.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 90 | 6,480 | |
| 4 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2020 | 2020 | 3 | 95 | 570 | |
| 5 | 0911 | SCRN RM A | 0 | 100 | 21 | 12 | 252.00 | SF | 17.50 | 17.50 | 100 | 2021 | 2021 | 3 | 90 | 3,969 | |

## LAND DESCRIPTION

TOTAL OB/XF 16,681

| 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 02/23/2021 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS