LOT 77
BARNWELL MANOR PHASE 1
PBK 8/293

PARENTE COLLEEN M
93225 SANDOWN DRIVE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0077-0000

BUILDING CHARACTERISTICS

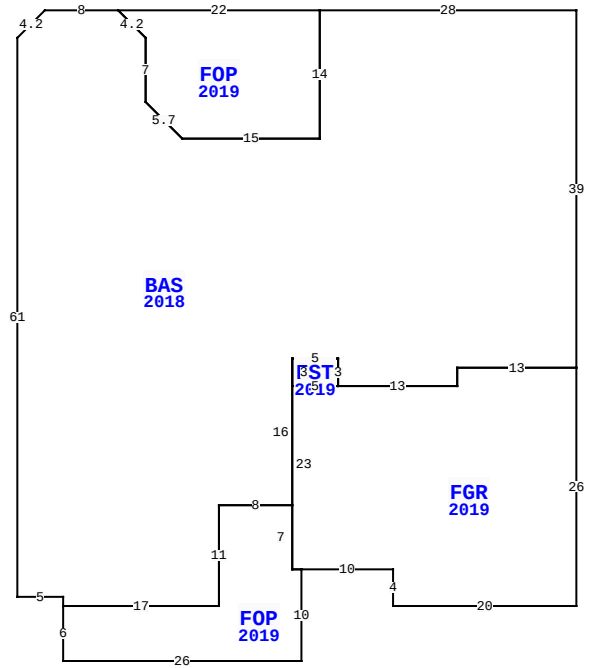
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,820	100	2018	2,820	372,395
FGR	741	55	2019	408	53,878
FOP	248	30	2019	74	9,773
FOP	263	30	2019	79	10,432
FST	15	55	2019	8	1,056
TOTALS	4,087			3,389	447,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,389	102.0832	134.75	456,668	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2024 Heated Area: 2820 HX Base Yr 2024



93225 SANDOWN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		447,535
TOTAL MARKET OB/XF VALUE		13,639
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		586,174
SOH/AGL Deduction		56,520
ASSESSED VALUE		529,654
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		473,932
TOTAL JUST VALUE		586,174
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		514,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905527	CO ISSUED	0	11/06/2019
19005527	NEW CONSTR	394,318	05/28/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2317/1297	11/08/2019	SW	Q	I	01	431,200

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: PARENTE COLLEEN M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W28 FOP=[YR=2019] W22 D3 R3 S7 D4 R4 E15 N14$ S14 W15 U4 L4 N7 U3 L3 W8 D3 L3 S61 E5 S1 FOP=[YR=2019] S6 E26 N10 FGR=[YR=2019] E10 S4 E20 N26 W13 S2 W13 FST=[YR=2019] W5 N3 E5 S3$ N3 W5 S23 E1$ W1 N7 W8 S11 W17$ E17 N11 E8 N16 E5 S3 E13 N2 E13 N39$.

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	12	4	48.00	SF	10.00	10.00	100	2019	2019	3	97	466	
2	0855	CONC PAVER	0	100	0	0	1,358.00	SF	10.00	10.00	100	2019	2019	3	97	13,173	

LAND DESCRIPTION

TOTAL OB/XF 13,639

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 11/05/2019 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS