

LOT 78
BARNWELL MANOR PHASE 1
PBK 8/293

NEAVERTH KAREN S & JAMES E
93241 SANDOWN DR
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0078-0000

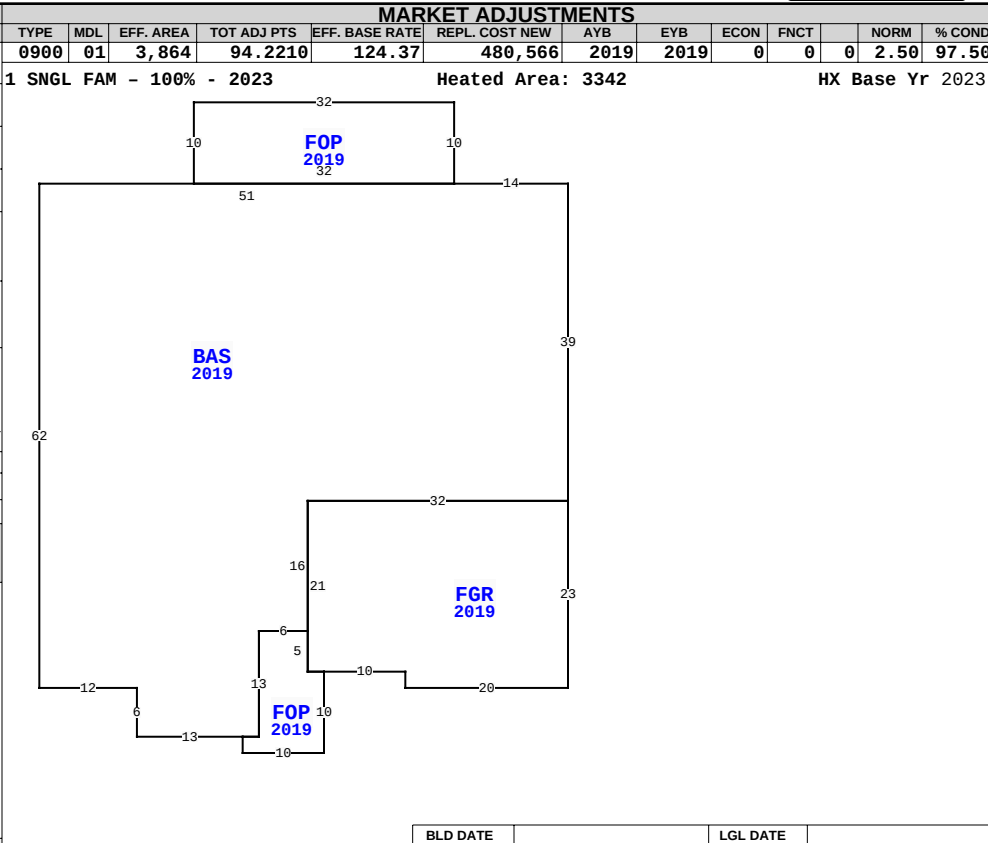


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	3,342	100	2019	3,342	405,254
FGR	712	55	2019	392	47,534
FOP	114	30	2019	34	4,123
FOP	320	30	2019	96	11,642
TOTALS	4,488			3,864	468,552

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	10	4			10.00
2	0855	CONC PAVER	0	100	0	0			10.00



93241 SANDOWN DR, FERNANDINA BEACH					XF DATE				LAND DATE		05/06/2025		MLU	
					INC DATE				AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES				
40.00	SF	10.00	10.00	100	2019	2019	3	97	388					
1,488.00	SF	10.00	10.00	100	2019	2019	3	97	14,434					

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									PAGE 1 of 1
VALUATION BY									STANDARD
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					468,552				
TOTAL MARKET OB/XF VALUE					14,822				
TOTAL LAND VALUE - MARKET					125,000				
TOTAL MARKET VALUE					608,374				
SOH/AGL Deduction					61,497				
ASSESSED VALUE					546,877				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					496,155				
TOTAL JUST VALUE					608,374				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					535,974				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1809726	CO ISSUED	0	07/08/2019
B1809726	NEW CONSTR	433,759	09/24/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2286/0738	6/28/2019	SW	Q	I	01	448,700

GRANTOR: AVH NORTH FLORIDA LLC

GRANTEE: NEAVERTH KAREN S &

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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 FOP=[YR=2019] N10 W32 S10 E32\$ W51 S62 E12 S6 E13 FOP=[YR=2019] S2 E10 N10 FGR=[YR=2019] E10 S2 E20 N23 W32 S21 E2\$ W2 N5 W6 S13 W2\$ E2 N13 E6 N16 E32 N39\$.