LOT 79
BARNWELL MANOR PHASE 1
PBK 8/293

PIERCE BARRY J & AVA L
93257 SANDOWN DR
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0079-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

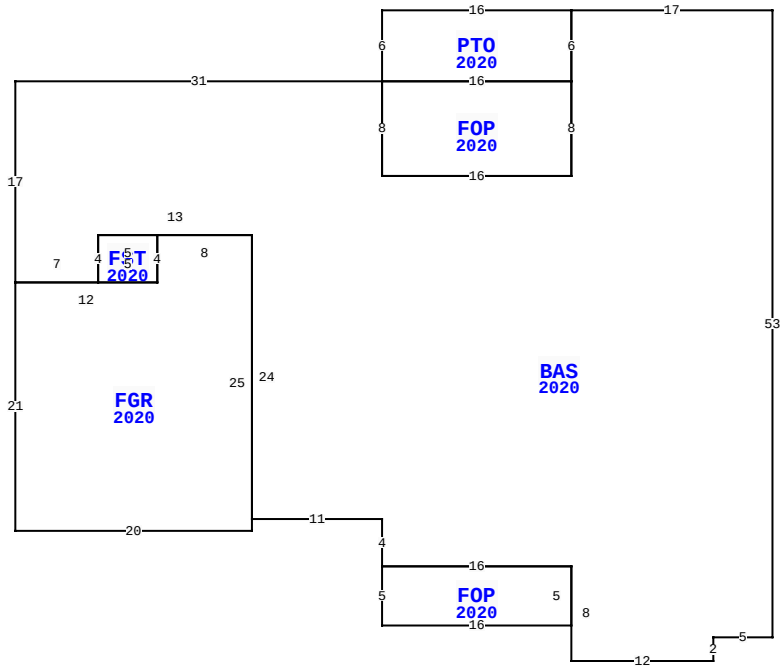
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,148	100	2020	2,148	302,599
FGR	452	55	2020	249	35,078
FOP	80	30	2020	24	3,381
FOP	128	30	2020	38	5,353
FST	20	55	2020	11	1,549
PTO	96	5	2020	5	704
TOTALS	2,924			2,475	348,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,475	108.3456	143.02	353,974	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 2148 HX Base Yr 2021



93257 SANDOWN DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		348,664
TOTAL MARKET OB/XF VALUE		12,489
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		486,153
SOH/AGL Deduction		161,454
ASSESSED VALUE		324,699
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		273,977
TOTAL JUST VALUE		486,153
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906011	CO ISSUED	0	03/04/2020
B2001100	SCRN ENCLSR	2,463	02/01/2020
B1906011	NEW CONSTR	286,652	06/07/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2344/1911	3/05/2020	SW	Q	I	01	337,000

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: PIERCE BARRY J & AV

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W17 PTO=[YR=2020] W16 S6 E16 N6$ S6 FOP=[YR=2020] W16 S8 E16 N8$ S8 W16 N8 W31 S17 FGR=[YR=2020] S21 E20 N25 W8 FST=[YR=2020] W5 S4 E5 N4$ S4 W12$ E7 N4 E13 S24 E11 S4 FOP=[YR=2020] S5 E16 N5 W16$ E16 S8 E12 N2 E5 N53$.

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	33	3	99.00	SF	10.00	10.00	100	2020	2020	3	98	970	
2	0855	CONC PAVER	0	100	0	0	1,028.00	SF	10.00	10.00	100	2020	2020	3	98	10,074	
3	0911	SCRN RM A	0	100	16	6	96.00	SF	17.50	17.50	100	2020	2020	3	86	1,445	

LAND DESCRIPTION

TOTAL OB/XF 12,489

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