LOT 81
BARNWELL MANOR PHASE 1
PBK 8/293

LINDMAN BRIAN M & CATHERINE ANN
93289 SANDOWN DRIVE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0081-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 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

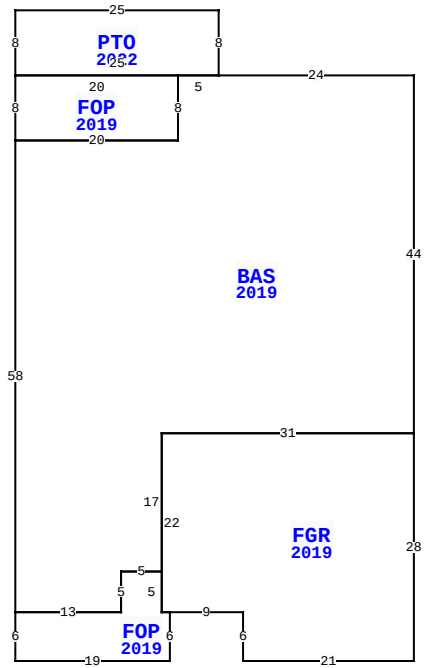
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,367	100	2019	2,367	314,987
FGR	808	55	2019	444	59,085
FOP	139	30	2019	42	5,589
FOP	160	30	2019	48	6,388
PTO	200	5	2022	10	1,331
TOTALS	3,674			2,911	387,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,911	102.8736	135.79	395,285	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2024 Heated Area: 2367 HX Base Yr 2024



93289 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		387,379
TOTAL MARKET OB/XF VALUE		17,815
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		530,194
SOH/AGL Deduction		124,780
ASSESSED VALUE		405,414
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		354,692
TOTAL JUST VALUE		530,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007152	ADDITION	7,485	05/09/2022
C1904522	CO ISSUED	0	11/01/2019
B1904522	NEW CONSTR	336,202	05/02/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2612/0224	1/06/2023	WD	Q	I	01	575,000
GRANTOR: PADDOCK REVOCABLE TRU						
GRANTEE: LINDMAN BRIAN MELVI						
2396/0404	9/28/2020	WD	Q	I	01	352,500
GRANTOR: BENISCHECK TIFFANY S						
GRANTEE: PADDOCK REVOCABLE T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 PTO=[YR=2022] N8 W25 S8 E25$ W5 FOP=[YR=2019] W20 S8 E20 N8 $ S8 W20 S58 FOP=[YR=2019] S6E19 N6 FGR=[YR=2019] E9 S6 E21 N28 W31 S22 E1$ W1 N5 W5 S5 W13$ E13 N5 E5 N17 E31 N44$.

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	45	3	135.00	SF	10.00	10.00	100	2019	2019	3	97	1,310	
2	0855	CONC PAVER	0	100	0	0	1,366.00	SF	10.00	10.00	100	2019	2019	3	97	13,250	
3	0911	SCRN RM A	0	100	8	25	200.00	SF	17.50	17.50	100	2022	2022	3	93	3,255	

LAND DESCRIPTION

TOTAL OB/XF 17,815

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 09/19/2022 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS