LOT 87
BARNWELL MANOR PHASE 1
PBK 8/293

GOAD JOHN THOMAS III & KIRBY COLEMAN
93385 SANDOWN DRIVE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0087-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

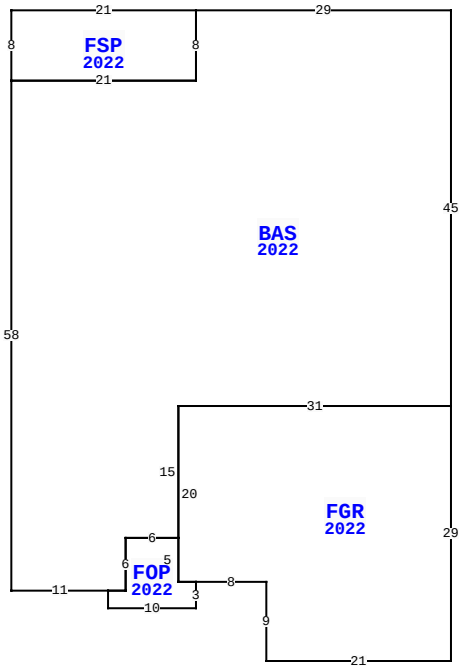
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2022	2,445	332,074
FGR	809	55	2022	445	60,439
FOP	58	30	2022	17	2,309
FSP	168	40	2022	67	9,100
TOTALS	3,480			2,974	403,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,974	103.4094	136.50	405,951	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 2023 Heated Area: 2445 HX Base Yr



93385 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	403,921
TOTAL MARKET OB/XF VALUE	17,344
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	546,265
SOH/AGL Deduction	21,632
ASSESSED VALUE	524,633
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	524,633
TOTAL JUST VALUE	546,265
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	476,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003166	NEW CONSTR	416,979	02/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2600/0914	10/28/2022	SW	Q	I	02	495,900

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: GOAD JOHN THOMAS II

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W29 FSP=[YR=2022] W21 S8 E21 N8$ S8 W21 S58 E11 FOP=[YR=2022] S2 E10 N3 FGR=[YR=2022] E8 S9 E21 N29 W31 S20 E2$ W2 N5 W6 S6 W2$ E2 N6 E6 N15 E31 N45$.

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	0	0	0	1,596.00	SF	10.00	10.00	100	2022	2022	3	99	15,800	
2	0855	CONC PAVER	0	0	0	0	156.00	SF	10.00	10.00	100	2022	2022	3	99	1,544	

LAND DESCRIPTION

TOTAL OB/XF 17,344

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	0		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 11/07/2022 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS