LOT 88
BARNWELL MANOR PHASE 1
PBK 8/293

**KERNS ASHLEY LYNN/HAGER JEFFREY LEE**
93401 SANDOWN DR
FERNANDINA BEACH, FL 32034

**2025**

**39-2N-28-0141-0088-0000**

## 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 | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

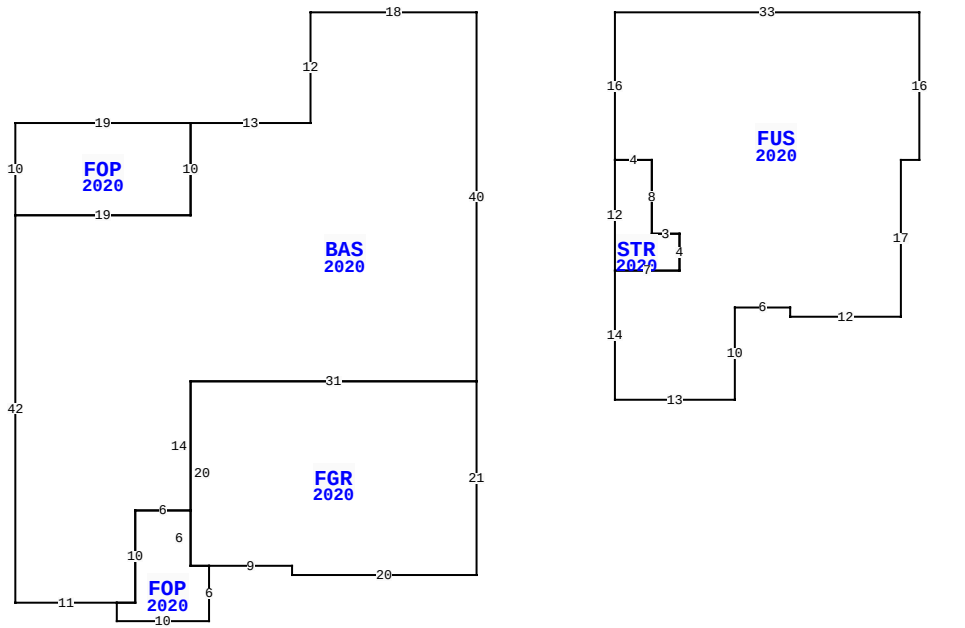
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4088.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,822 | 100 | 2020 | 1,822 | 231,890 |
| FGR | 640 | 55 | 2020 | 352 | 44,800 |
| FOP | 88 | 30 | 2020 | 26 | 3,309 |
| FOP | 190 | 30 | 2020 | 57 | 7,255 |
| FUS | 1,106 | 100 | 2020 | 1,106 | 140,762 |
| STR | 60 | 10 | 2020 | 6 | 763 |
| TOTALS | 3,906 | | | 3,369 | 428,778 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,369 | 97.8880 | 129.21 | 435,308 | 2020 | 2020 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SNGL FAM – 100% - 2025 Heated Area: 2928 HX Base Yr 2025




93401 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 | | 428,778 |
| TOTAL MARKET OB/XF VALUE | | 18,075 |
| TOTAL LAND VALUE - MARKET | | 125,000 |
| TOTAL MARKET VALUE | | 571,853 |
| SOH/AGL Deduction | | 50,461 |
| ASSESSED VALUE | | 521,392 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 470,670 |
| TOTAL JUST VALUE | | 571,853 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 501,528 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C2000577 | CO ISSUED | 0 | 09/29/2020 |
| B2000577 | NEW CONSTR | 397,162 | 02/01/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2744/1632 | 10/15/2024 | WD | Q | I | 01 | 701,100 |
| GRANTOR: TITELMAN ANDREW C & A | | | | | | |
| GRANTEE: KERNS ASHLEY LYNN | | | | | | |
| 2396/1996 | 9/30/2020 | SW | Q | I | 02 | 410,000 |
| GRANTOR: AVH NORTH FLORIDA LLC | | | | | | |
| GRANTEE: TITELMAN ANDREW C & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W18 S12 W13 FOP=[YR=2020] W19 S10 E19 N10$ S10 W19 S42 E11 FOP=[YR=2020] S2 E10 N6 FGR=[YR=2020] E9 S1 E20 N21 W31 S20 E2$ W2 N6 W6 S10 W2$ E2 N10 E6 N14 E31 N40$ PTR= E15 FUS=[YR=2020] E33 S16 W2 S17 W12 N1 W6 S10 W13 N14 STR=[YR=2020] N12 E4 S8 E3 S4 W7$ E7 N4 W3 N8 W4 N16$ W15 $.

## 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 | 8 | 3 | 24.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 98 | 235 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,086.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 98 | 10,643 | |
| 3 | 0462 | ST/AL FNC | 0 | 100 | 192 | 0 | 768.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 90 | 6,912 | |
| 4 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2020 | 2020 | 3 | 95 | 285 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,075

| 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 02/24/2021 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS