LOT 90
BARNWELL MANOR PHASE 1
PBK 8/293

SWEENEY PHYLLIS A & ROBERT A
93433 SANDOWN DR
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0090-0000

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

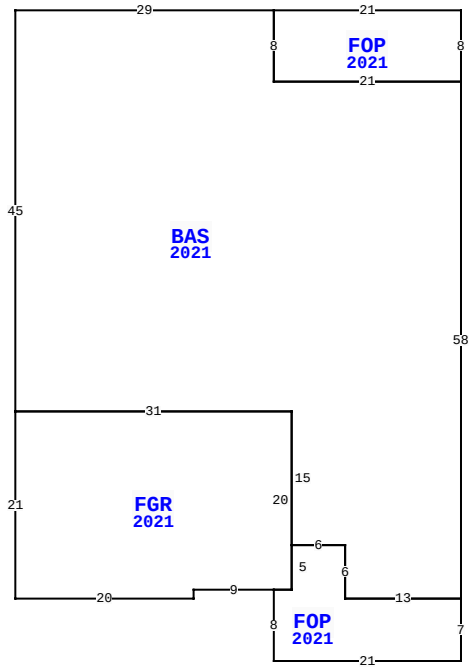
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2021	2,445	336,118
FGR	640	55	2021	352	48,390
FOP	168	30	2021	50	6,874
FOP	185	30	2021	56	7,698
TOTALS	3,438			2,903	399,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,903	105.1954	138.86	403,111	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 2445 HX Base Yr 2022



93433 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		399,080
TOTAL MARKET OB/XF VALUE		11,286
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		535,366
SOH/AGL Deduction		175,448
ASSESSED VALUE		359,918
TOTAL EXEMPTION VALUE	DX HX HB	55,722
BASE TAXABLE VALUE		304,196
TOTAL JUST VALUE		535,366
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C204552	CO ISSUED	0	06/17/2021
B204552	NEW CONSTR	338,461	06/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2472/0166	6/18/2021	SW	Q	I	02	396,100

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: SWEENEY PHYLLIS A &

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W21 BAS=[YR=2021] W29 S45 FGR=[YR=2021] S21 E20 N1 E9 FOP=[YR=2021] S8 E21 N7 W13 N6 W6 S5 W2$ E2 N20 W31$ E31 S15 E6 S6 E13 N58 W21 N8$ S8 E21 N8$.

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	9	3	27.00	SF	10.00	10.00	100	2021	2021	3	99	267	
2	0855	CONC PAVER	0	100	0	0	1,113.00	SF	10.00	10.00	100	2021	2021	3	99	11,019	

LAND DESCRIPTION

TOTAL OB/XF 11,286

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 07/21/2021 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS