LOT 91
BARNWELL MANOR PHASE 1
PBK 8/293

LOUGH RODGER & FABIOLA 2015 TRUST/LOUGH RODGER B T
PO BOX 16002
FERNANDINA BEACH, FL 32035

2025

39-2N-28-0141-0091-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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

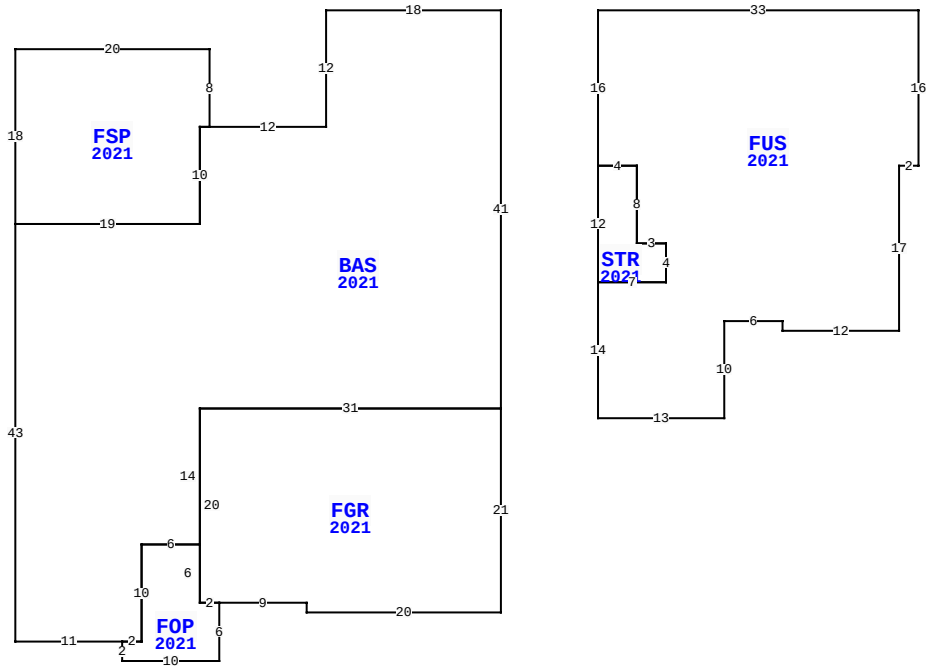
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	2021	1,872	234,884
FGR	640	55	2021	352	44,166
FOP	88	30	2021	26	3,262
FSP	350	40	2021	140	17,567
FUS	1,106	100	2021	1,106	138,772
STR	60	10	2021	6	752
TOTALS	4,116			3,502	439,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,502	96.0165	126.74	443,843	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 0% - 2024 Heated Area: 2978 HX Base Yr



93449 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	439,405
TOTAL MARKET OB/XF VALUE	12,316
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	576,721
SOH/AGL Deduction	20,645
ASSESSED VALUE	556,076
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	556,076
TOTAL JUST VALUE	576,721
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	505,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2013279	CO ISSUED	0	08/13/2021
B2013279	NEW CONSTR	395,930	01/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2665/1126	9/06/2023	QC	U	I	11	100
GRANTOR: 85293 RIVER BIRCH CT						
GRANTEE: LOUGH RODGER & FABI						
2643/778	5/24/2023	WD	Q	I	01	615,000
GRANTOR: EDWARDS DAVID WILLIAM						
GRANTEE: LOUGH RODGER & FABI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 S12 W12 FSP=[YR=2021] N8 W20 S18 E19 N10 E1$ W1 S10 W19 S43 E11 FOP=[YR=2021] S2 E10 N6 FGR=[YR=2021] E9 S1 E20 N21 W31 S20 E2$ W2 N6 W6 S10 W2$ E2 N10 E6 N14 E31 N41$ PTR=E10 FUS=[YR=2021] E33 S16 W2 S17 W12 N1 W6 S10 W13 N14 STR=[YR=2021] N12 E4 S8 E3 S4 W7$ E7 N4 W3 N8 W4 N16$ W10 $.

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	1,204.00	SF	10.00	10.00	100	2021	2021	3	99	11,920	
2	0855	CONC PAVER	0	0	4	10	40.00	SF	10.00	10.00	100	2021	2021	3	99	396	

LAND DESCRIPTION

TOTAL OB/XF 12,316

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 01/20/2022 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS