LOT 123
BARNWELL MANOR PHASE 1
PBK 8/293

MCCOY BILLY W & GIA S L/E/
93481 SANDOWN DR
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0123-0000

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 100
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

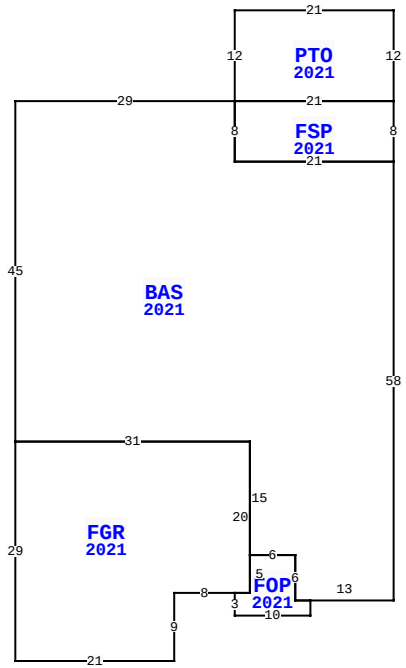
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2021	2,445	319,561
FGR	809	55	2021	445	58,162
FOP	58	30	2021	17	2,222
FSP	168	40	2021	67	8,757
PTO	252	5	2021	13	1,699
TOTALS	3,732			2,987	390,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,987	100.0160	132.02	394,344	2021	2021	0	0	0	1.00	99.00

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



93481 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		390,401
TOTAL MARKET OB/XF VALUE		12,474
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		527,875
SOH/AGL Deduction		124,934
ASSESSED VALUE		402,941
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		352,219
TOTAL JUST VALUE		527,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2012059	CO ISSUED	0	06/25/2021
B2012059	NEW CONSTR	343,218	12/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2775/1271	10/21/2024	LE	U	I	11	100
GRANTOR: MCCOY BILLY W & GIA S						
GRANTEE: MCCOY FAMILY REVOCA						
2476/0532	6/28/2021	SW	Q	I	02	416,400
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: MCCOY BILLY W & GIA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] W21 S12 BAS=[YR=2021] W29 S45 FGR=[YR=2021] S29 E21 N9 E8 FOP=[YR=2021] S3 E10 N2 W2 N6 W6 S5 W2$ E2 N20 W31$ E31 S15 E6 S6 E13 N58 W21 N8$ FSP=[YR=2021] S8 E21 N8 W21$ E21 N12$.

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	60	3	180.00	SF	10.00	10.00	100	2021	2021	3	99	1,782	
2	0855	CONC PAVER	0	100	45	24	1,080.00	SF	10.00	10.00	100	2021	2021	3	99	10,692	

LAND DESCRIPTION

TOTAL OB/XF 12,474

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