LOT 124
BARNWELL MANOR PHASE 2
PBK OR 2362/1884

WIDNES ELIZABETH ANN & BRUCE ALLEN
93497 SANDOWN DR
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0124-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

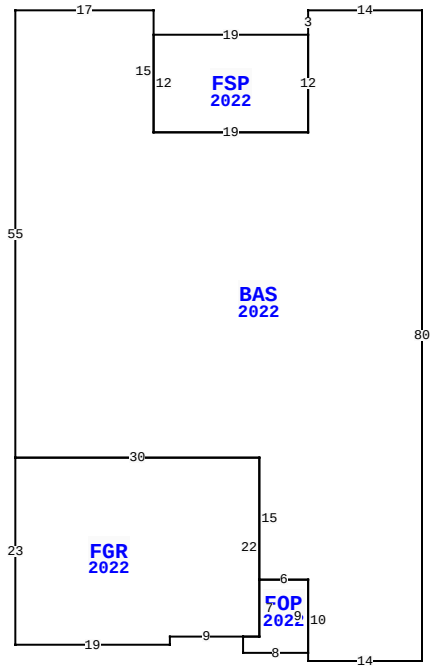
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,905	100	2022	2,905	380,473
FGR	679	55	2022	373	48,853
FOP	58	30	2022	17	2,227
FSP	228	40	2022	91	11,918
TOTALS	3,870			3,386	443,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,386	99.7234	131.63	445,699	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2025 Heated Area: 2905 HX Base Yr 2025



93497 SANDOWN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		443,471
TOTAL MARKET OB/XF VALUE		15,979
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		584,450
SOH/AGL Deduction		0
ASSESSED VALUE		584,450
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		533,728
TOTAL JUST VALUE		584,450
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2104024	NEW CONSTR	400,448	04/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2538/1998	2/10/2022	SW	Q	I	01	541,400

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: WIDNES ELIZABETH AN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 S3 FSP=[YR=2022] W19 S12 E19 N12$ S12 W19 N15 W17 S55 FGR=[YR=2022] S23 E19 N1 E9 FOP=[YR=2022] S2 E8 N9 W6 S7 W2$ E2 N22 W30$ E30 S15 E6 S10 E14 N80$.

EXTRA FEATURES

L N	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	0	0	1,137.00	SF	10.00	10.00	100	2022	2022	3	99	11,256	
2	0855	CONC PAVER	0	100	0	0	135.00	SF	10.00	10.00	100	2022	2022	3	99	1,337	
3	0855	CONC PAVER	0	100	0	0	342.00	SF	10.00	10.00	100	2022	2022	3	99	3,386	

LAND DESCRIPTION

TOTAL OB/XF 15,979

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 09/20/2022 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS