

LOT 160
BARNWELL MANOR PHASE 2
OR 2362/1884

LUTERAN ANDREW MICHAEL & MARY DRAPER
93498 SANDOWN DRIVE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0160-0000



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	809	55	2021	445	61,175
FOP	58	30	2021	17	2,337
FOP	168	30	2021	50	6,874
TOTALS	3,480			2,957	406,503

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	0	0		10.00	10.00
2	0855	CONC PAVER	0	100	3	52		10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,957	105.1954	138.86	410,609	2021	2021	0	0
1 SNGL FAM - 100% - 2024 Heated Area: 2445 HX Base Yr 2024									
93498 SANDOWN DR, FERNANDINA BEACH									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	0	0		10.00	10.00
2	0855	CONC PAVER	0	100	3	52		10.00	10.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	0	0		10.00	10.00
2	0855	CONC PAVER	0	100	3	52		10.00	10.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
TOTAL MARKET OB/XF VALUE									
TOTAL LAND VALUE - MARKET									
TOTAL MARKET VALUE									
SOH/AGL Deduction									
ASSESSED VALUE									
TOTAL EXEMPTION VALUE									
BASE TAXABLE VALUE									
TOTAL JUST VALUE									
NCON VALUE									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2105567	CO ISSUED	0	01/03/2022
B2105567	NEW CONSTR	365,772	05/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2659/428	8/04/2023	WD	Q	I	01	650,000
GRANTOR: RIZZO BETHANIE N & JO						
GRANTEE: LUTERAN ANDREW MICH						
2530/1383	12/31/2021	SW	Q	I	01	420,700
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: RIZZO BEHTANIE NIAT						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2021] W29 FOP=[YR=2021] W21 S8 E21 N8\$ S8 W21 S58 E11 FOP=[YR=2021] S2 E10 N3 FGR=[YR=2021] E8 S9 E21 N29 W31 S20 E2\$ W2 N5 W6 S6 W2\$ E2 N6 E6 N15 E31 N45\$.									