LOT 161
BARNWELL MANOR PHASE 1
PBK 8/293

CASTRO EWHA RAGSDALE
93482 SANDOWN DRIVE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0161-0000

BUILDING CHARACTERISTICS

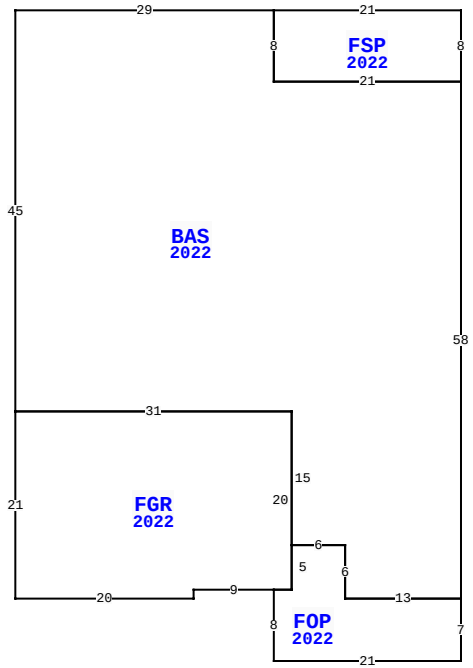
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 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	2022	2,445	318,596
FGR	640	55	2022	352	45,868
FOP	185	30	2022	56	7,297
FSP	168	40	2022	67	8,730
TOTALS	3,438			2,920	380,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,920	99.2123	130.96	382,403	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2445 HX Base Yr 2023



93482 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		380,491
TOTAL MARKET OB/XF VALUE		12,652
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		518,143
SOH/AGL Deduction		60,507
ASSESSED VALUE		457,636
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		406,914
TOTAL JUST VALUE		518,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112401	NEW CONSTR	360,722	09/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2563/0479	5/13/2022	SW	Q	I	01	483,600

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: CASTRO EWHA RAGSDAL

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W21 BAS=[YR=2022] W29 S45 FGR=[YR=2022] S21 E20 N1 E9 FOP=[YR=2022] 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	0	0	1,278.00	SF	10.00	10.00	100	2022	2022	3	99	12,652	

LAND DESCRIPTION

TOTAL OB/XF 12,652

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 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