LOT 167
BARNWELL MANOR PHASE 1
PBK 8/293

MANDT SHARLA MARIE/MANDT JOHN ARNOLD
93386 SANDDOWN DRIVE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0167-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

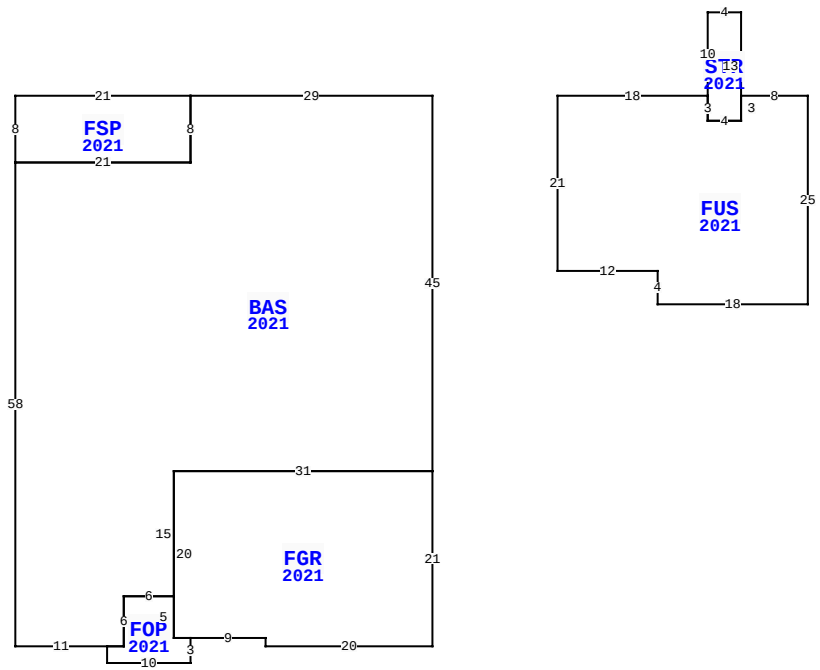
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	305,958
FGR	640	55	2021	352	44,048
FOP	58	30	2021	17	2,128
FSP	168	40	2021	67	8,384
FUS	690	100	2021	690	86,344
STR	52	10	2021	5	626
TOTALS	4,053			3,576	447,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,576	95.7600	126.40	452,006	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 3135 HX Base Yr 2022



93386 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		447,486
TOTAL MARKET OB/XF VALUE		19,798
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		592,284
SOH/AGL Deduction		138,219
ASSESSED VALUE		454,065
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		403,343
TOTAL JUST VALUE		592,284
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010143	CO ISSUED	0	05/21/2021
B2010143	NEW CONSTR	420,259	10/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2463/1582	5/20/2021	SW	Q	I	02	447,000

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: MANDT SHARLA MARIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W29 FSP=[YR=2021] W21 S8 E21 N8$ S8 W21 S58 E11 FOP=[YR=2021] S2 E10 N3 FGR=[YR=2021] E9 S1 E20 N21 W31 S20 E2$ W2 N5 W6 S6 W2$ E2 N6 E6 N15 E31 N45 $ PTR= E15 FUS=[YR=2021] E18 STR=[YR=2021] N10 E4 S13 W4 N3$ S3 E4 N3 E8 S25 W18 N4 W12 N21$ W15$.

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	10	3	30.00	SF	10.00	10.00	100	2021	2021	3	99	297	
2	0855	CONC PAVER	0	100	0	0	1,100.00	SF	10.00	10.00	100	2021	2021	3	99	10,890	
3	0462	ST/AL FNC	0	100	216	0	864.00	SF	10.00	10.00	100	2021	2021	3	93	8,035	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576	

LAND DESCRIPTION

TOTAL OB/XF 19,798

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