

LOT 168
BARNWELL MANOR PHASE 1
PBK 8/293

NOVAK DONNA LEA/NOVAK ALEXANDER STANLEY
93370 SANDOWN DRIVE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0168-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	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. 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	2,713	100	2021	2,713	350,157
FGR	598	55	2021	329	42,463
FOP	78	30	2021	23	2,969
FSP	209	40	2021	84	10,841
TOTALS	3,598			3,149	406,430

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	8	3	24.00	SF	10.00
2	0855	CONC PAVER	0	100	0	0	965.00	SF	10.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,149	98.7620	130.37	410,535	2021	2021	0	0
1 SNGL FAM - 100% - 2023									
Heated Area: 2713									
HX Base Yr 2023									
93370 SANDOWN DR, FERNANDINA BEACH									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
05/06/2025 MLU									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		406,430	
TOTAL MARKET OB/XF VALUE		9,792	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		541,222	
SOH/AGL Deduction		59,824	
ASSESSED VALUE		481,398	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		430,676	
TOTAL JUST VALUE		541,222	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		471,592	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2004335	CO ISSUED	0	04/22/2021
B2004335	NEW CONSTR	368,968	06/01/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2576/0343	7/05/2022	WD	Q	I	01
GRANTOR: KATSEKIS JAMES G & EV					
GRANTEE: NOVAK DONNA LEA & A					
2456/1150	4/23/2021	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: KATSEKIS JAMES G &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W14 FSP=[YR=2021] W19 S11 E19 N11\$ S11 W19 N11 W17 S48 FGR=[YR=2021] S24 E19 N2 E9 FOP=[YR=2021] S4 E8 N2 W1 N10 W6 S8 W1\$ E1 N19 W26 N3 W3\$ E3 S3 E26 S11 E6 S10 E15 N72\$.									

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
TOTAL OB/XF 9,792									
UNIT PRICE									
ADJ UNIT PRICE									
LAND VALUE									
OTHER ADJUSTMENTS AND NOTES									
YEAR									
DENSITY									
DECL									
FRZ									
YR									
CONSRV									