LOT 178
BARNWELL MANOR PHASE 1
PBK 8/293

POLINKSY GABRIELA CINTIA LODEIRO & ERIC ANDREW
93306 SANDOWN DR
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0178-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

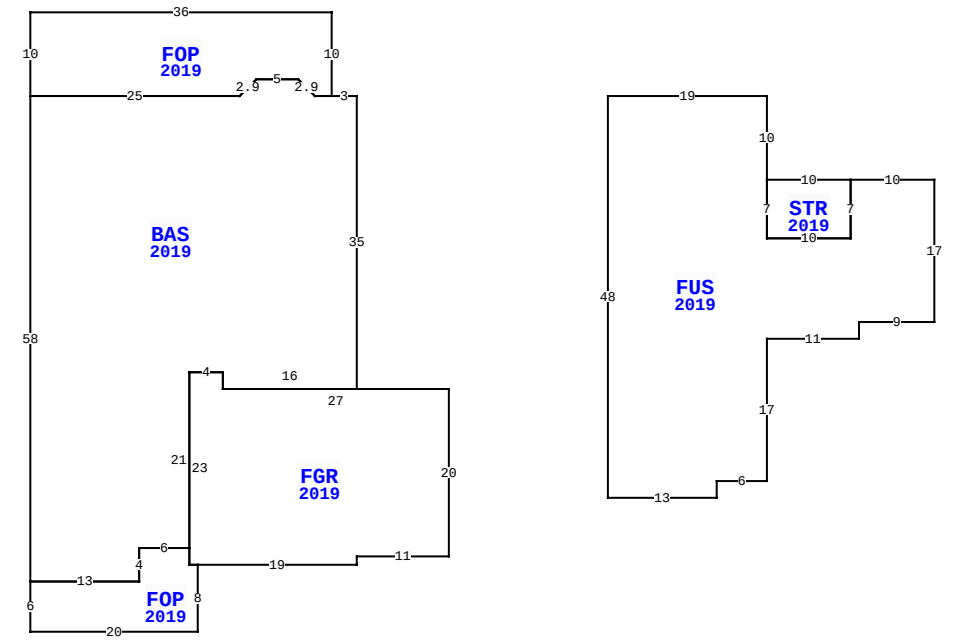
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,784	100	2019	1,784	225,148
FGR	648	55	2019	356	44,929
FOP	146	30	2019	44	5,553
FOP	346	30	2019	104	13,125
FUS	1,192	100	2019	1,192	150,435
STR	70	10	2019	7	883
TOTALS	4,186			3,487	440,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,487	98.0628	129.44	451,357	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2022 Heated Area: 2976 HX Base Yr 2022



93306 SANDOWN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		440,073
TOTAL MARKET OB/XF VALUE		15,456
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		580,529
SOH/AGL Deduction		301,058
ASSESSED VALUE		279,471
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		228,749
TOTAL JUST VALUE		580,529
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2018427	REMODEL	215,000	12/15/2022
C1807450	CO ISSUED	0	06/18/2019
B1807450	NEW CONSTR	392,487	10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2791/662	5/15/2025	WD	Q	I	01	835,000
GRANTOR: SKEISVOLL ERIK F & MO						
GRANTEE: POLINKSY GABRIELA C						
2530/1282	12/30/2021	WD	U	I	11	100
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: SKEISVOLL ERIK F &						

BUILDING NOTES

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	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	2019	2019	3	97	132	
2	0811	CONCRETE B	0	100	0	0	1,436.00	SF	5.20	5.20	100	2019	2019	3	97	7,243	
3	0462	ST/AL FNC	0	100	216	0	864.00	SF	10.00	10.00	100	2019	2019	3	87	7,517	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564	

BUILDING DIMENSIONS

BAS=[YR=2019] W3 FOP=[YR=2019] N10 W36 S10 E25 U2 R2 E5 D2 R2 E2$ W2 U2 L2 W5 D2 L2 W25 S58 FOP=[YR=2019] S6 E20 N8 FGR=[YR=2019] E19 N1 E11 N20 W27 N2 W4 S23 E1$ W1 N2 W6 S4 W13$ E13 N4 E6 N21 E4 S2 E16 N35$ PTR= E30 FUS=[YR=2019] E19 S10 STR=[YR=2019] E10 S7 W10 N7$ S7 E10N7 E10 S17 W9 S2 W11 S17 W6 S2W13 N48$ W30$.

LAND DESCRIPTION

TOTAL OB/XF 15,456

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	000134	C	RES POND	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 06/19/2019 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS