

LOT 180
BARNWELL MANOR PHASE 1
PBK 8/293

ALBERT JOHN R JR & JENNIFER L
93274 SANDOWN DR
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0180-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																
Exterior Wall	31	HARDIE BRD 100	0900	01	2,830	101.5968	134.11	379,531	2019	2019	0	0	0	2.00	98.00	VALUATION SUMMARY															
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2020													Heated Area: 2492															
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020															
Interior Wall	05	DRYWALL 100																													
Interior Floo	13	LVT/LAMMT 70																													
Interior Floo	14	CARPET 30																													
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	2,492	100	2019	2,492	327,518																										
FGR	420	55	2019	231	30,359																										
FOP	138	30	2019	41	5,389																										
FOP	220	30	2019	66	8,674																										
TOTALS			3,270		2,830	371,940																									
EXTRA FEATURES						93274 SANDOWN DR, FERNANDINA BEACH																									
L N	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	27	4	108.00	SF	10.00	10.00	100	2019	2019	3	97	1,048															
2	0855	CONC PAVER	0	100	0	0	897.00	SF	10.00	10.00	100	2019	2019	3	97	8,701															
3	0462	ST/AL FNC	0	100	204	0	816.00	SF	10.00	10.00	100	2019	2019	3	87	7,099															
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564															
TOTAL OB/XF 17,412																															
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE														
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 08/08/2019 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS																															

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 371,940

TOTAL MARKET OB/XF VALUE 17,412

TOTAL LAND VALUE - MARKET 125,000

TOTAL MARKET VALUE 514,352

SOH/AGL Deduction 257,989

ASSESSED VALUE 256,363

TOTAL EXEMPTION VALUE HX HB 50,722

BASE TAXABLE VALUE 205,641

TOTAL JUST VALUE 514,352

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 446,782

PERMIT NUM DESCRIPTION AMT ISSUED

C1807696 CO ISSUED 0 08/02/2019

B1807696 NEW CONSTR 328,332 10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2298/0097	7/26/2019	SW	Q	I	01	347,800

GRANTOR: AVH NORTH FLORIDA LLC

GRANTEE: ALBERT JOHN R JR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 FOP=[YR=2019] W20 S11 E20 N11\$ S11 W20

N11 W31 S24 FGR=[YR=2019] S21 E20 N21 W20\$ E20 S24

FOP=[YR=2019] S6 E23 N6 W23\$ E23 S6 E15 N1 E6 N53\$.