LOT 181
BARNWELL MANOR PHASE 1
PBK 8/293

RAINEY JANA E & ROBERT R JR
93258 SANDOWN DR
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0181-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

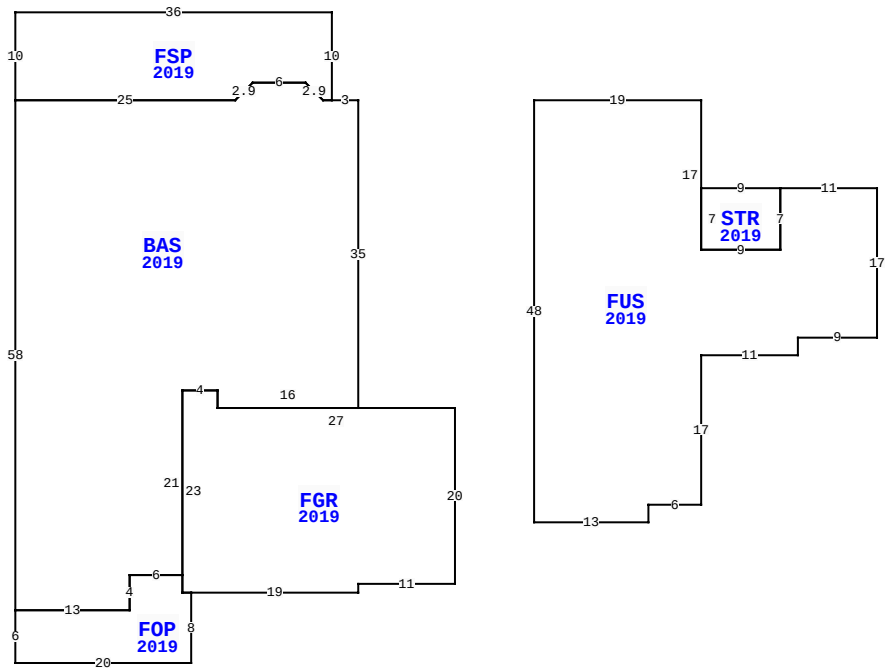
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,786	100	2019	1,786	234,468
FGR	648	55	2019	356	46,736
FOP	146	30	2019	44	5,776
FSP	344	40	2019	138	18,116
FUS	1,199	100	2019	1,199	157,406
STR	63	10	2019	6	788
TOTALS	4,186			3,529	463,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,529	101.4885	133.96	472,745	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 2985 HX Base Yr 2020



93258 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		463,290
TOTAL MARKET OB/XF VALUE		22,506
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		610,796
SOH/AGL Deduction		384,745
ASSESSED VALUE		226,051
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		175,329
TOTAL JUST VALUE		610,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		538,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1912373	CO ISSUED	0	12/03/2019
19004893	NEW CONSTR	408,449	05/10/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2322/1374	12/03/2019	SW	Q	I	02	441,100

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: RAINEY JANA E & ROB

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W3 FSP=[YR=2019] N10 W36 S10 E25 R2 U2 E6 R2 D2 E1$ W1 L2 U2 W6 L2 D2 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=E20 FUS=[YR=2019] S48 E13 N2 E6 N17 E11 N2 E9 N17 W11 STR=[YR=2019] W9 S7 E9 N7$ S7 W9 N17 W19$ W20$.

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	33.00	SF	10.00	10.00	100	2019	2019	3	97	320	
2	0855	CONC PAVER	0	100	0	0	1,425.00	SF	10.00	10.00	100	2019	2019	3	97	13,823	
3	0463	FENCE GATE	0	100	216	0	3.00	UT	300.00	300.00	100	2019	2019	3	94	846	
4	0462	ST/AL FNC	0	100	0	0	864.00	SF	10.00	10.00	100	2019	2019	3	87	7,517	

LAND DESCRIPTION

TOTAL OB/XF 22,506

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 01/16/2020 BY NW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS