

LOT 182
BARNWELL MANOR PHASE 1
PBK 8/293

D'ARDENNE DAVID J & CATHERINE NADINE
93242 SANDOWN DR
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0182-0000



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	2,927	100.9090	133.20	389,876	2020	2020	0	0	0	1.50	98.50	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2021														Heated Area: 2367												
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2021												
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMMT 50																											
Interior Floo	14	CARPET 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		3 100																											
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	2,367	100	2020	2,367	310,555																								
FGR	808	55	2020	444	58,254																								
FOP	139	30	2020	42	5,510																								
FSP	160	40	2020	64	8,397																								
PTO	200	5	2020	10	1,312																								
TOTALS			3,674		2,927	384,028																							
EXTRA FEATURES						93242 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	48	3	144.00	SF	10.00	10.00	100	2020	2020	3	98	1,411													
2	0855	CONC PAVER	0	100	0	0	1,280.00	SF	10.00	10.00	100	2020	2020	3	98	12,544													
3	0462	ST/AL FNC	0	100	204	0	816.00	SF	10.00	10.00	100	2020	2020	3	90	7,344													
4	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2020	2020	3	95	855													
5	0911	SCRN RM A	0	100	20	10	200.00	SF	17.50	17.50	100	2020	2020	3	86	3,010													
TOTAL OB/XF 25,164																													
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 02/25/2021 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS																													