LOT 184
BARNWELL MANOR PHASE 1
PBK 8/293

JOHNSON CURTIS A & LINDA J L/E/
93178 SANDOWN DRIVE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0184-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

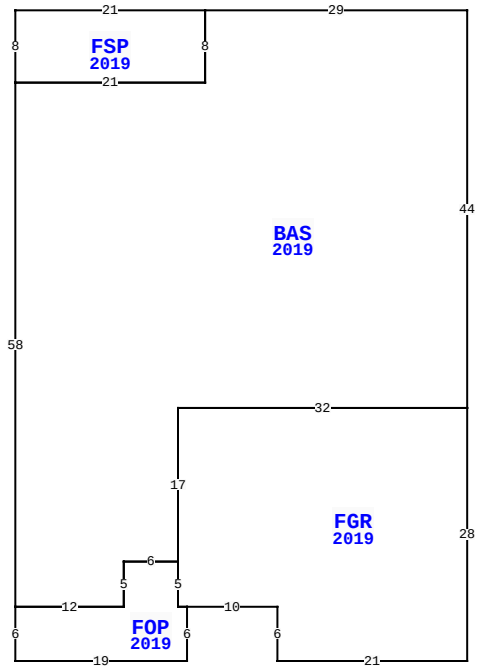
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,398	100	2019	2,398	313,307
FGR	830	55	2019	456	59,578
FOP	144	30	2019	43	5,618
FSP	168	40	2019	67	8,753
TOTALS	3,540			2,964	387,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,964	100.9983	133.32	395,160	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 2398 HX Base Yr 2020



93178 SANDOWN DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		387,257
TOTAL MARKET OB/XF VALUE		25,083
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		537,340
SOH/AGL Deduction		240,785
ASSESSED VALUE		296,555
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		240,833
TOTAL JUST VALUE		537,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1808410	CO ISSUED	0	06/19/2019
B1808410	NEW CONSTR	332,247	08/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2761/392	1/09/2025	WD	U	I	11	100
GRANTOR: JOHNSON CURTIS ALLEN						
GRANTEE: JOHNSON CHAD WALKER						
2291/1637	6/18/2019	SW	Q	I	01	357,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: JOHNSON CURTIS A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W29 FSP=[YR=2019] W21 S8 E21 N8$ S8 W21 S58
FOP=[YR=2019] S6 E19 N6 FGR=[YR=2019] E10 S6 E21 N28 W32
S17 S5 E1$ W1 N5 W6 S5 W12 $ E12 N5 E6 N17 E32 N44$.

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	0462	ST/AL FNC	0	100	192	0	768.00	SF	10.00	10.00	100	2019	2019	3	87	6,682	
2	0855	CONC PAVER	0	100	4	0	192.00	SF	10.00	10.00	100	2019	2019	3	97	1,862	
3	0855	CONC PAVER	0	100	0	0	1,705.00	SF	10.00	10.00	100	2019	2019	3	97	16,539	

LAND DESCRIPTION

TOTAL OB/XF 25,083

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 06/21/2019 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS