

CHAMBERLAIN BENJAMIN S & JACLYN N
93146 SANDOWN DR
FERNANDINA BEACH, FL 32034

39-2N-28-0141-0186-0000

BUILDING CHARACTERISTICS						
ELEMENT	CD	CONSTRUCTION				
Exterior Wall	31	HARDIE BRD 100				
Roof Structure	08	IRREGULAR 100				
Roof Cover	03	COMP SHNGL 100				
Interior Wall	05	DRYWALL 100				
Interior Floor	11	CLAY TILE 60				
Interior Floor	14	CARPET 40				
Air Condition	03	CENTRAL 100				
Heating Type	04	AIR DUCTED 100				
Bedrooms		3 100				
Bathrooms		2 100				
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	2,016	100	2019	2,016	277,801	
FGR	520	55	2019	286	39,410	
FOP	80	30	2019	24	3,308	
FSP	230	40	2019	92	12,677	
FST	104	55	2019	57	7,855	
TOTALS	2,950			2,475	341,050	

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
0900	01	2,475	106.5216	140.61	348,010	2019	2019	0	0	2.00	98.00				
1 SNGL FAM - 100% - 2020												Heated Area: 2016		HX Base Yr 2020	

VALUATION BY										VALUATION SUMMARY			
Tax Group: 4										STANDARD			
BUILDING MARKET VALUE										341,050			
TOTAL MARKET OB/XF VALUE										10,127			
TOTAL LAND VALUE - MARKET										125,000			
TOTAL MARKET VALUE										476,177			
SOH/AGL Deduction										188,986			
ASSESSED VALUE										287,191			
TOTAL EXEMPTION VALUE										HX HB 50,722			
BASE TAXABLE VALUE										236,469			
TOTAL JUST VALUE										476,177			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										409,834			

PERMIT NUM		DESCRIPTION		AMT		ISSUED	
19012900		C0 ISSUED		0		12/20/2019	
19005746		NEW CONSTR		293,248		06/03/2019	

SALES DATA											
OFF RECORD Number		DATE		TYPE INST		Q I V I		RSN CD		SALE PRICE	
2327/0548		12/20/2019		SW Q		I		01		357,400	

GRANTOR: AVH NORTH FLORIDA LLC

GRANTEE: CHAMBERLAIN BENJAMI

BUILDING NOTES															

BUILDING DIMENSIONS															
FST=[YR=2019] W8 BAS=[YR=2019] W22 FSP=[YR=2019] N6 W17 S14 E16 N8 E1\$ W1 S8 W16 N14 W17 S53 E5 S2 E12 N3 FOP=[YR=2019] E16 N5 W16 S5\$ N5 E16 N4 E11 FGR=[YR=2019] S2 E20 N26 W20 S24\$ N24 E12 N13\$ S13 E8 N13\$.															

LAND DESCRIPTION														TOTAL OB/XF										10,127			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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									
-------------	------------	----	----	--------------	------	-------------------	---------	---------	---	---------------	---	---------	---------	---------------------------	--	--	--	--	--	--	--	--	--