LOT 1
BARNWELL MANOR PHASE 1
PBK 8/293

BENNETT JAMES L/VAN DER WERF BRECHTJE B
93001 SANDOWN DR
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0001-0000

BUILDING CHARACTERISTICS

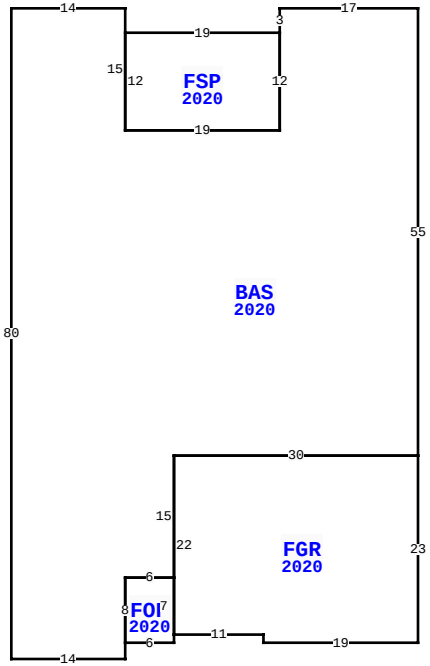
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	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	2,905	100	2020	2,905	394,267
FGR	679	55	2020	373	50,624
FOP	48	30	2020	14	1,900
FSP	228	40	2020	91	12,351
TOTALS	3,860			3,383	459,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,383	99.6360	138.49	468,512	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2022 Heated Area: 2905 HX Base Yr



93001 SANDOWN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		459,142
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		584,142
SOH/AGL Deduction		55,894
ASSESSED VALUE		528,248
TOTAL EXEMPTION VALUE	13	528,248
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		584,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		575,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C203134	CO ISSUED	0	01/06/2021
B203134	NEW CONSTR	396,369	04/27/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2426/0695	12/22/2020	SW	Q	I	01	435,000

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: BENNETT JAMES L & B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W17 S 3 FSP=[YR=2020] W19 S12 E19 N12$ S12 W19 N15 W14 S80 E14 N2 FOP=[YR=2020] E6 N1 FGR=[YR=2020] E11 S1 E19 N23 W30 S22 $ N7 W6 S8$ N8 E6 N15 E30 N55$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS