LOT 68
BARNWELL MANOR PHASE 1
PBK 8/293

EBERE MARY BETH K & PAUL RAYMOND
93081 SANDOWN DR
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

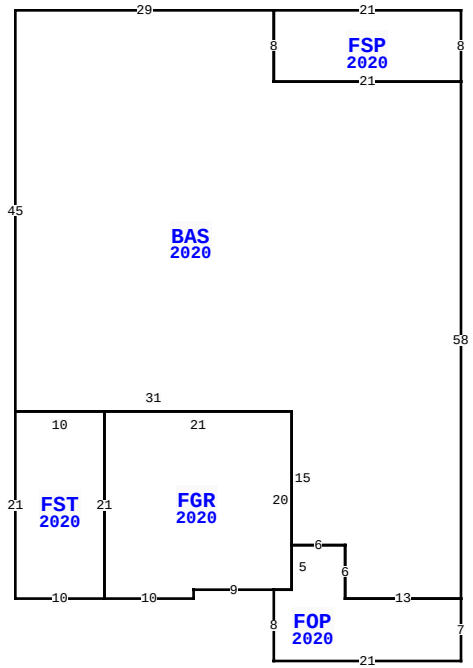
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	2,445	100	2020	2,445	353,329
FGR	430	55	2020	236	34,105
FOP	185	30	2020	56	8,093
FSP	168	40	2020	67	9,682
FST	210	55	2020	116	16,763
TOTALS	3,438			2,920	421,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,920	106.0884	147.46	430,583	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2024 Heated Area: 2445 HX Base Yr 2024



93081 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		421,971
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		546,971
SOH/AGL Deduction		205,302
ASSESSED VALUE		341,669
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		290,258
TOTAL JUST VALUE		546,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		531,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230007121	SC EN 231SF	7,678	06/01/2023
C203112	CO ISSUED	0	09/11/2020
B203112	NEW CONSTR	338,461	04/27/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2518/0504	11/29/2021	SW	Q	I	01	525,000

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: EBERE MARY BETH KAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=-21,0] W29 S45 E31 S15 E6 S6 E13 N58 W21 N8 $
FGR=[YR=2020;ORIG=-40,66] E10 N1 E9 E2 N20 W21 S21 $
FST=[YR=2020;ORIG=-50,45] S21 E10 N21 W10 $
FOP=[YR=2020;ORIG=-21,65] S8 E21 N7 W13 N6 W6 S5 W2 $
FSP=[YR=2020;ORIG=0,0] W21 S8 E21 N8 $
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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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS