LOT 70
BARNWELL MANOR PHASE 1
PBK 8/293

GODFREY ELIZABETH H & ADAM K
93113 SANDOWN DR
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

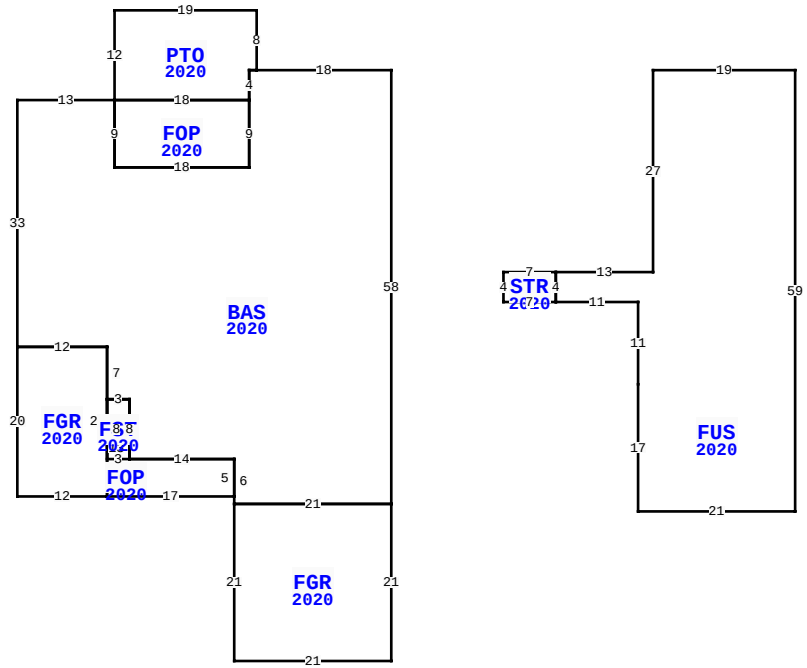
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,236	100	2020	2,236	294,793
FGR	240	55	2020	132	17,403
FGR	441	55	2020	243	32,037
FOP	109	30	2020	33	4,350
FOP	162	30	2020	49	6,460
FST	24	55	2020	13	1,714
FUS	1,229	100	2020	1,229	162,030
PTO	224	5	2020	11	1,450
STR	28	10	2020	3	396
TOTALS	4,693			3,949	520,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,949	96.7860	134.53	531,259	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2021 Heated Area: 3465 HX Base Yr 2021



93113 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		520,634
TOTAL MARKET OB/XF VALUE		3,306
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		648,940
SOH/AGL Deduction		189,556
ASSESSED VALUE		459,384
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		407,973
TOTAL JUST VALUE		648,940
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		645,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2100135	XFOB SCRN ENCLOS	3,850	01/12/2021
C2002141	CO ISSUED	0	08/26/2020
B2002141	NEW CONSTR	456,626	03/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2388/1671	8/28/2020	SW	Q	I	01	515,800

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: GODFREY ELIZABETH H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W18 PTO=[YR=2020] N8 W19 S12 E18 N4 E1$ W1 S4 FOP=[YR=2020] W18 S9 E18 N9$ S9 W18 N9 W13 S33 FGR=[YR=2020] S20 E12 FOP=[YR=2020] E17 N5 W14 FST=[YR=2020] W3 N8 E3 S8$ N8 W3 S13$ N20 W12$ E12 S7 E3 S8 E14 S6 FGR=[YR=2020] S21 E21 N21 W21$ E21 N58$ PTR= E35 FUS=[YR=2020] E19 S59 W21 N17 N11 W11 STR=[YR=2020] W7 N4 E7 S4$ N4 E13 N27$ W35$.

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
4	0911	SCRN RM A	0	100	0	0	224.00	SF	18.00	18.00	100	2020	2020	3	82	3,306	

LAND DESCRIPTION

TOTAL OB/XF 3,306

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 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