

LOT 74
BARNWELL MANOR PHASE 1
PBK 8/293

BLACK JAMES ROBERT JR & JULIA ANN
93177 SANDOWN DRIVE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0074-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	31	HARDIE BRD 100	0900	01	2,943	97.3370	135.30	398,188	2020	2020	0	0	2.00	98.00	VALUATION BY STANDARD														
Roof Structure	08	IRREGULAR 100	1 SNGL FAM 100% - 2021												Heated Area: 2445														
Roof Cover	03	COMP SHNGL 100	PTO 2021												HX Base Yr 2021														
Interior Wall	05	DRYWALL 100	BAS 2020												FSP 2020														
Interior Floor	13	LVT/LAMMT 50	FGR 2020												FOP 2020														
Interior Floor	14	CARPET 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	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	2,445	100	2020	2,445	324,193																								
FGR	640	55	2020	352	46,673																								
FOP	185	30	2020	56	7,425																								
FSP	168	40	2020	67	8,884																								
PTO	30	5	2021	2	266																								
PTO	158	5	2021	8	1,060																								
PTO	252	5	2021	13	1,724																								
TOTALS			3,878		2,943	390,224																							
EXTRA FEATURES						93177 SANDOWN DR, FERNANDINA BEACH																							
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														
5	0911	SCRN RM A	0 100	21 12	252.00	SF	18.00	18.00	100	2021	2021	3	86	3,901															
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																													