LOT 81
BARNWELL MANOR PHASE 1
PBK 8/293

LAWSON DANNY & LINDA REVOCABLE TRUST/LAWSON DANNY
93289 SANDOWN DRIVE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0081-0000

BUILDING CHARACTERISTICS

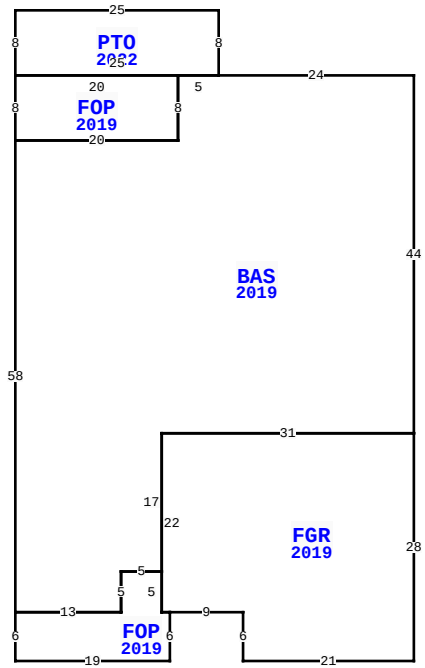
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,367	100	2019	2,367	329,996
FGR	808	55	2019	444	61,901
FOP	139	30	2019	42	5,856
FOP	160	30	2019	48	6,692
PTO	200	5	2022	10	1,394
TOTALS	3,674			2,911	405,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,911	102.8736	142.99	416,244	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2024 Heated Area: 2367 HX Base Yr 2024



93289 SANDOWN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		405,838
TOTAL MARKET OB/XF VALUE		3,240
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		534,078
SOH/AGL Deduction		117,718
ASSESSED VALUE		416,360
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		364,949
TOTAL JUST VALUE		534,078
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		530,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007152	ADDITION	7,485	05/09/2022
C1904522	CO ISSUED	0	11/01/2019
B1904522	NEW CONSTR	336,202	05/02/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2876/484	6/18/2026	WD	Q	I	01	602,000
GRANTOR: LINDMAN BRIAN M & CAT						
GRANTEE: LAWSON DANNY & LIND						
2612/0224	1/06/2023	WD	Q	I	01	575,000
GRANTOR: PADDOCK REVOCABLE TRU						
GRANTEE: LINDMAN BRIAN MELVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 PTO=[YR=2022] N8 W25 S8 E25$ W5
FOP=[YR=2019] W20 S8 E20 N8 $ S8 W20 S58 FOP=[YR=2019]
S6E19 N6 FGR=[YR=2019] E9 S6 E21 N28 W31 S22 E1$ W1 N5 W5 S5
W13$ E13 N5 E5 N17 E31 N44$.

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
3	0911	SCRN RM A	0	100	8	25	200.00	SF	18.00	18.00	100	2022	2022	3	90	3,240	

LAND DESCRIPTION

TOTAL OB/XF 3,240

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	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