

DEMOTT MORTON P & NANCY
93305 SANDOWN DRIVE
FERNANDINA BEACH, FL 32034

39-2N-28-0141-0082-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY																			
Exterior Wall		31	HARDIE BRD 100		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD									
Roof Structur		08	IRREGULAR 100		0900		01	3,945	99.3938	138.16	545,041	2020	2020	0	0	2.00	98.00	Tax Group: 4		Tax Dist:									
Roof Cover		03	COMP SHNGL 100		1 SNGL FAM		100% - 2025		Heated Area: 3475										HX Base Yr 2025										
Interior Wall		05	DRYWALL 100		18		4		18		4		13		19		27		13		7		4						
Interior Floo		13	LVT/LAMNT 50		9		18		9		18		19		27		13		7		4		4						
Interior Floo		11	CLAY TILE 25		18		4		18		4		13		19		27		13		7		4						
Interior Floo		14	CARPET 25		18		4		18		4		13		19		27		13		7		4						
Air Condition		03	CENTRAL 100		18		4		18		4		13		19		27		13		7		4						
Heating Type		04	AIR DUCTED 100		18		4		18		4		13		19		27		13		7		4						
Bedrooms		5	100		18		4		18		4		13		19		27		13		7		4						
Bathrooms		4.5	100		18		4		18		4		13		19		27		13		7		4						
Frame		02	WOOD FRAME 100		18		4		18		4		13		19		27		13		7		4						
Stories		2.	100		18		4		18		4		13		19		27		13		7		4						
Units		0	100		18		4		18		4		13		19		27		13		7		4						
Occupancy		00	NONE 100		18		4		18		4		13		19		27		13		7		4						
Quality		02	Quality Level 02		18		4		18		4		13		19		27		13		7		4						
DOR CODE		0100	SINGLE FAMILY		18		4		18		4		13		19		27		13		7		4						
MAP NUM		MKT AREA		04		18		4		18		4		13		19		27		13		7		4					
NEIGHBORHOOD/LOC		4088.00		18		4		18		4		13		19		27		13		7		4		4					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	18		4		18		4		13		19		27		13		7		4					
BAS	2,236	100	2020	2,236	302,747	18		4		18		4		13		19		27		13		7		4					
FGR	240	55	2020	132	17,872	18		4		18		4		13		19		27		13		7		4					
FGR	441	55	2020	243	32,902	18		4		18		4		13		19		27		13		7		4					
FOP	85	30	2020	26	3,520	18		4		18		4		13		19		27		13		7		4					
FOP	162	30	2020	49	6,635	18		4		18		4		13		19		27		13		7		4					
FST	24	55	2020	13	1,760	18		4		18		4		13		19		27		13		7		4					
FUS	1,239	100	2020	1,239	167,756	18		4		18		4		13		19		27		13		7		4					
PTO	72	5	2026	4	542	18		4		18		4		13		19		27		13		7		4					
STR	28	10	2020	3	406	18		4		18		4		13		19		27		13		7		4					
TOTALS	4,527			3,945	534,140	18		4		18		4		13		19		27		13		7		4					
EXTRA FEATURES					93305 SANDOWN DR, FERNANDINA BEACH										BLD DATE		LGL DATE		05/06/2025		MLU								
															XF DATE		LAND DATE												
															INC DATE		AG DATE												
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														
2	0911	SCRN RM A	0	100	18	4	72.00	SF18.00	100	2026	2025		100	1,296															