

LOT 88
BARNWELL MANOR PHASE 1
PBK 8/293

KERNS ASHLEY LYNN/HAGER JEFFREY LEE
93401 SANDOWN DR
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0088-0000



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	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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
BAS	1,822	100
FGR	640	55
FOP	88	30
FOP	190	30
FUS	1,106	100
STR	60	10
TOTALS	3,906	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,369	97.8880	136.06	458,386	2020	2020	0	0	2.00	98.00

1 SNGL FAM 100% - 2025

Heated Area: 2928

HX Base Yr 2025

The floor plan diagram illustrates a building layout with several labeled areas and dimensions. The areas are: BAS 2020 (a large central area), FGR 2020 (a rectangular area at the bottom), FOP 2020 (two small areas, one on the left and one at the bottom), FUS 2020 (a rectangular area on the right), and STR 2020 (a small area within the FUS 2020 area). Dimensions are provided for various sections: 18, 12, 19, 13, 10, 19, 40, 31, 21, 20, 14, 6, 10, 6, 11, 16, 10, 14, 12, 4, 8, 3, 4, 16, 33, 16, 17, 12, 6, 10, 13.

BLD DATE		LGL DATE	
YE DATE		LAND DATE	05/06/2025

ML