LOT 123
BARNWELL MANOR PHASE 1
PBK 8/293

MCCOY BILLY W & GIA S L/E/
93481 SANDOWN DR
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0123-0000

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 100
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

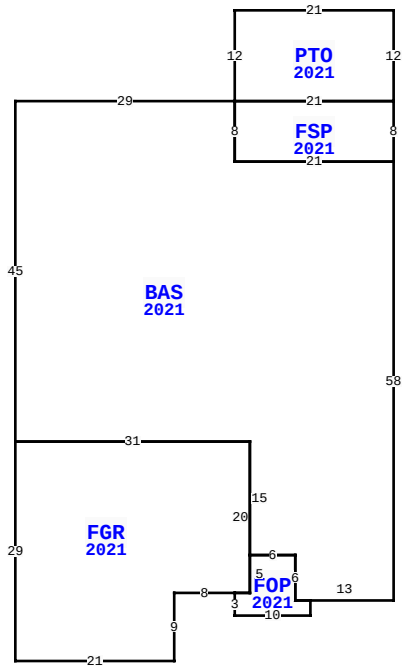
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2021	2,445	334,805
FGR	809	55	2021	445	60,936
FOP	58	30	2021	17	2,328
FSP	168	40	2021	67	9,174
PTO	252	5	2021	13	1,780
TOTALS	3,732			2,987	409,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,987	100.0160	139.02	415,253	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2022 Heated Area: 2445 HX Base Yr 2022



93481 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		409,024
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		534,024
SOH/AGL Deduction		120,204
ASSESSED VALUE		413,820
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		362,409
TOTAL JUST VALUE		534,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2012059	CO ISSUED	0	06/25/2021
B2012059	NEW CONSTR	343,218	12/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2775/1271	10/21/2024	LE	U	I	11	100
GRANTOR: MCCOY BILLY W & GIA S						
GRANTEE: MCCOY FAMILY REVOCA						
2476/0532	6/28/2021	SW	Q	I	02	416,400
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: MCCOY BILLY W & GIA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] W21 S12 BAS=[YR=2021] W29 S45 FGR=[YR=2021] S29 E21 N9 E8 FOP=[YR=2021] S3 E10 N2 W2 N6 W6 S5 W2$ E2 N20 W31$ E31 S15 E6 S6 E13 N58 W21 N8$ FSP=[YR=2021] S8 E21 N8 W21$ E21 N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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