LOT 160
BARNWELL MANOR PHASE 2
OR 2362/1884

LUTERAN ANDREW MICHAEL & MARY DRAPER
93498 SANDOWN DRIVE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0160-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 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

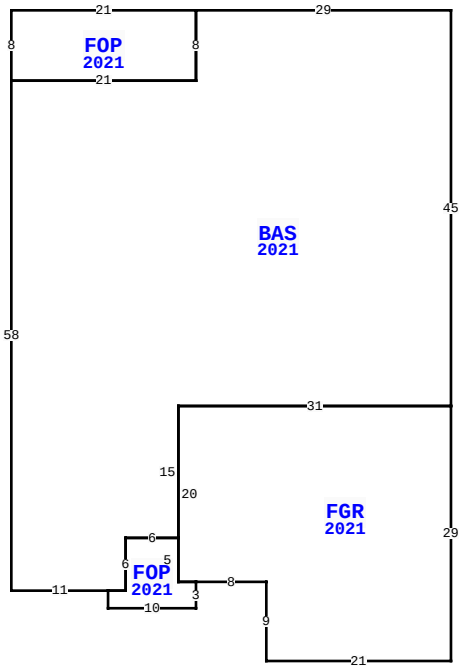
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2021	2,445	352,145
FGR	809	55	2021	445	64,092
FOP	58	30	2021	17	2,449
FOP	168	30	2021	50	7,201
TOTALS	3,480			2,957	425,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,957	105.1954	146.22	432,373	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2024 Heated Area: 2445 HX Base Yr 2024



93498 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		425,887
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		550,887
SOH/AGL Deduction		44,626
ASSESSED VALUE		506,261
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		454,850
TOTAL JUST VALUE		550,887
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		548,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2105567	CO ISSUED	0	01/03/2022
B2105567	NEW CONSTR	365,772	05/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2659/428	8/04/2023	WD	Q	I	01	650,000
GRANTOR: RIZZO BETHANIE N & JO						
GRANTEE: LUTERAN ANDREW MICH						
2530/1383	12/31/2021	SW	Q	I	01	420,700
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: RIZZO BEHTANIE NIAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W29 FOP=[YR=2021] W21 S8 E21 N8$ S8 W21 S58 E11 FOP=[YR=2021] S2 E10 N3 FGR=[YR=2021] E8 S9 E21 N29 W31 S20 E2$ W2 N5 W6 S6 W2$ E2 N6 E6 N15 E31 N45$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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