LOT 161
BARNWELL MANOR PHASE 1
PBK 8/293

WATSON WILLIAM WARREN & KATHY ANN KURTZ
93482 SANDOWN DRIVE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0161-0000

BUILDING CHARACTERISTICS

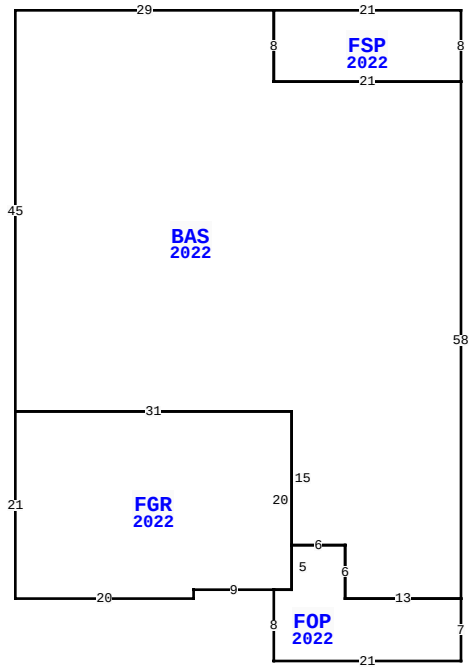
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 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	2022	2,445	333,818
FGR	640	55	2022	352	48,059
FOP	185	30	2022	56	7,646
FSP	168	40	2022	67	9,148
TOTALS	3,438			2,920	398,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,920	99.2123	137.91	402,697	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 0% - 2026 Heated Area: 2445 HX Base Yr



93482 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	398,670
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	523,670
SOH/AGL Deduction	0
ASSESSED VALUE	523,670
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	523,670
TOTAL JUST VALUE	523,670
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	518,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112401	NEW CONSTR	360,722	09/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2817/756	9/22/2025	WD	Q	I	01	600,000
GRANTOR: CASTRO EWHA RAGSDALE						
GRANTEE: WATSON WILLIAM WARR						
2563/0479	5/13/2022	SW	Q	I	01	483,600
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: CASTRO EWHA RAGSDAL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W21 BAS=[YR=2022] W29 S45 FGR=[YR=2022] S21 E20 N1 E9 FOP=[YR=2022] S8 E21 N7 W13 N6 W6 S5 W2$ E2 N20 W31$ E31 S15 E6 S6 E13 N58 W21 N8$ S8 E21 N8$.

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	0		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