LOT 177
BARNWELL MANOR PHASE 1
PBK 8/293

HOOVER MICHAEL E & KAREN Y
93322 SANDOWN DR
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0177-0000

BUILDING CHARACTERISTICS

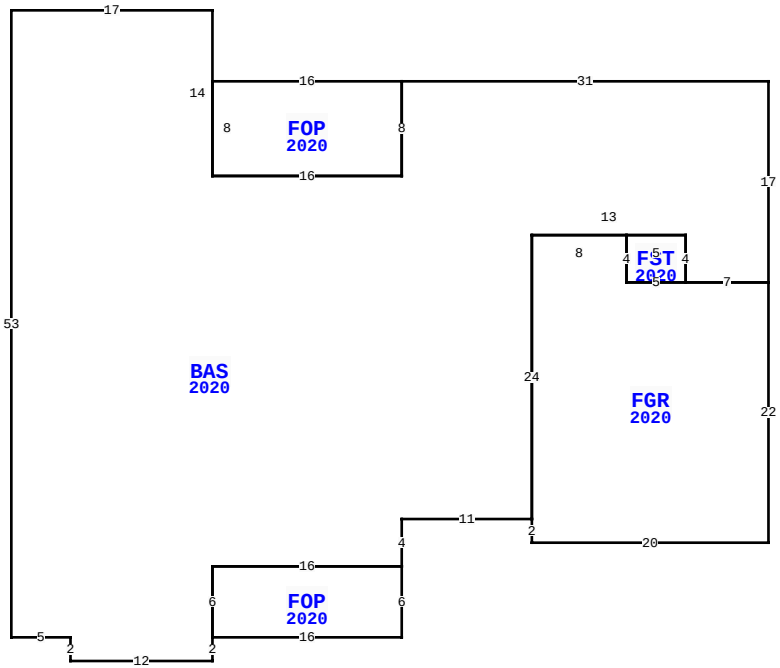
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,148	100	2020	2,148	299,948
FGR	472	55	2020	260	36,306
FOP	96	30	2020	29	4,049
FOP	128	30	2020	38	5,307
FST	20	55	2020	11	1,536
TOTALS	2,864			2,486	347,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,486	102.5088	142.49	354,230	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2022 Heated Area: 2148 HX Base Yr 2022



93322 SANDOWN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		347,145
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		472,145
SOH/AGL Deduction		104,806
ASSESSED VALUE		367,339
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		315,928
TOTAL JUST VALUE		472,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905875	CO ISSUED	0	04/14/2020
19005875	NEW CONSTR	293,166	06/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2358/0062	4/29/2020	SW	Q	I	01	327,500

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: HOOVER MICHAEL E &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W31 FOP=[YR=2020] W16 S8 E16 N8$ S8 W16 N14 W17 S53 E5 S2 E12 N2 FOP=[YR=2020] E16 N6 W16 S6$ N6 E16 N4 E11 FGR=[YR=2020] S2 E20 N22 W7 FST=[YR=2020] N4 W5 S4 E5$ W5 N4 W8 S24$ N24 E13 S4 E7 N17$.

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	000134	C	RES POND	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