

LOT 182
BARNWELL MANOR PHASE 1
PBK 8/293

D'ARDENNE DAVID J & CATHERINE NADINE
93242 SANDOWN DR
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0182-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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
BAS	2,367	100
FGR	808	55
FOP	139	30
FSP	160	40
PTO	200	5
TOTALS	3,674	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,927	100.9090	140.26	410,541	2020	2020	0	0	2.00	98.00
1 SNGL FAM		100% - 2021		Heated Area: 2367				HX Base Yr 2021			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE	
BAS		2,367		100		2020		2,367		325,355	
FGR		808		55		2020		444		61,030	
FOP		139		30		2020		42		5,773	
FSP		160		40		2020		64		8,797	
PTO		200		5		2020		10		1,375	
TOTALS		3,674						2,927		402,330	

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				402,330			
TOTAL MARKET OB/XF VALUE				2,952			
TOTAL LAND VALUE - MARKET				125,000			
TOTAL MARKET VALUE				530,282			
SOH/AGL Deduction				176,846			
ASSESSED VALUE				353,436			
TOTAL EXEMPTION VALUE				HX HB		51,411	
BASE TAXABLE VALUE				302,025			
TOTAL JUST VALUE				530,282			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				534,192			
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EXTRA FEATURES										93242 SANDOWN DR, FERNANDINA BEACH										INC DATE		AG DATE	
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						
5	0911	SCRN RM A	0	100	20	10	200.00	SF	18.00	18.00	100	2020	2020	3	82	2,952							
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