LOT 186
BARNWELL MANOR PHASE 1
PBK 8/293

CHAMBERLAIN BENJAMIN S & JACLYN N
93146 SANDOWN DR
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0186-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

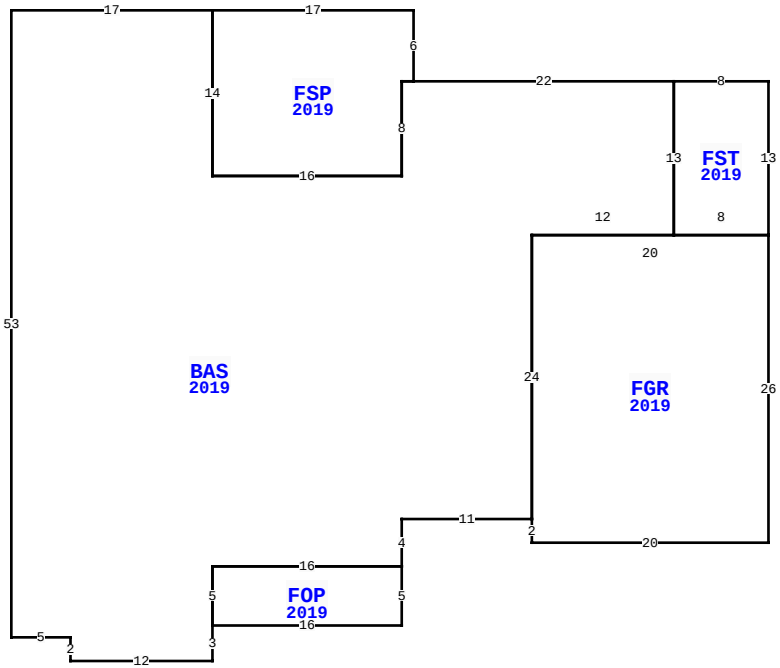
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,016	100	2019	2,016	291,046
FGR	520	55	2019	286	41,289
FOP	80	30	2019	24	3,465
FSP	230	40	2019	92	13,281
FST	104	55	2019	57	8,229
TOTALS	2,950			2,475	357,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,475	106.5216	148.07	366,473	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2020 Heated Area: 2016 HX Base Yr 2020



93146 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		357,311
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		482,311
SOH/AGL Deduction		187,366
ASSESSED VALUE		294,945
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		243,534
TOTAL JUST VALUE		482,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		476,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012900	CO ISSUED	0	12/20/2019
19005746	NEW CONSTR	293,248	06/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2327/0548	12/20/2019	SW	Q	I	01	357,400

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: CHAMBERLAIN BENJAMI

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2019] W8 BAS=[YR=2019] W22 FSP=[YR=2019] N6 W17 S14 E16 N8 E1$ W1 S8 W16 N14 W17 S53 E5 S2 E12 N3 FOP=[YR=2019] E16 N5 W16 S5$ N5 E16 N4 E11 FGR=[YR=2019] S2 E20 N26 W20 S24$ N24 E12 N13$ S13 E8 N13$.

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