

PT OF SW1/4 OF NE1/4 PAR 3-2
IN OR 2294/1123 (EX PAR'S 3-7
& 3-8)

BARKER CHARLES A & MARCIE J/
P O BOX 15553
FERNANDINA BEACH, FL 32035

2023

23-2N-23-0000-0003-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20 FACE BRICK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 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	01 Quality Level 01
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	09
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NEIGHBORHOOD/LOC	9003.00
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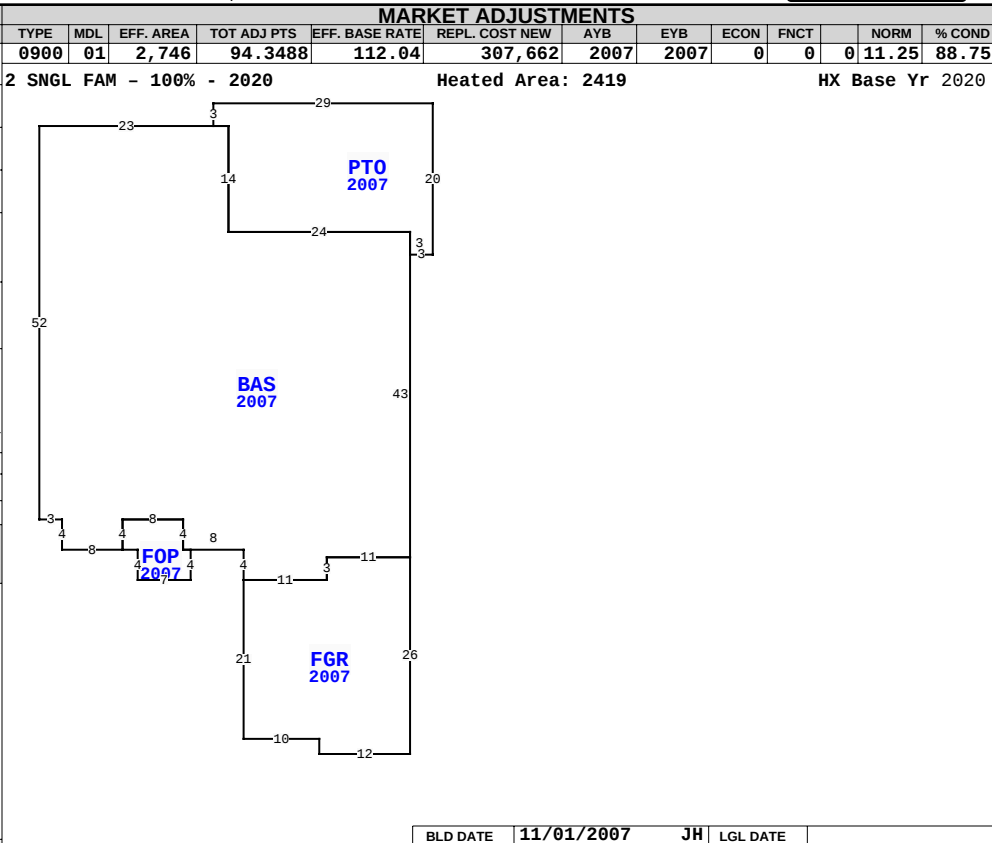
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,419	100	2,419	240,535
FGR	519	55	285	28,339
FOP	60	30	18	1,790
PTO	474	5	24	2,386
TOTALS	3,472		2,746	273,050

EXTRA FEATURES	
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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
1	1127	BRICK 8"	0 100	0	0	72.00	SF	5.50	5.50	100	2007	2007	3	97	384	
2	0812	CONCRETE C	0 100	0	0	1,105.00	SF	4.00	4.00	100	2007	2007	3	89	3,934	
3	0812	CONCRETE C	0 100	0	0	1,153.00	SF	4.00	4.00	100	2011	2011	3	93	4,289	
4	0810	CONCRETE A	0 100	0	0	469.00	SF	6.50	6.50	100	2021	2021	3	100	3,049	
5	0940	SHEDS/PORT	0 100	30	12	360.00	SF	30.00	30.00	100	2020	2020	3	93	10,044	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000115	C	SFR ACRES	100	000

REVIEW DATE 12/13/2021 BY TW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS



25055 THUMPER LN, HILLIARD	BLD DATE 11/01/2007 JH	LGL DATE	06/13/2023 MLU
	XF DATE	LAND DATE	
	INC DATE	AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		287,569	
TOTAL MARKET OB/XF VALUE		21,700	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		339,269	
SOH/AGL Deduction		83,280	
ASSESSED VALUE		255,989	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		205,989	
TOTAL JUST VALUE		339,269	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		283,134	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013547	GARAGE	38,152	10/05/2021
M13083	MECH OTHER	0	07/01/2007
E19380	ELEC OTHER	2,000	06/01/2007
P12455	OTHER	0	06/01/2007
C19936	CO ISSUED	0	05/01/2007
B19936	NEW CONSTR	220,000	05/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2294/1123	7/29/2019	WD Q	I	01	
GRANTOR: NOLES MICHAEL R & JAN					
GRANTEE: BARKER CHARLES A &					
1796/0406	6/01/2012	WD Q	I	01	
GRANTOR: GESSLER LEWIS R & JUN					
GRANTEE: NOLES MICHAEL R & J					

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=2007] W29S3BAS=[YR=2007] W23S52E3 S4E8FOP=[YR=2007] E2S4E7N4W1N4W8S4\$ N4E8S4E8S4FGR=[YR=2007] S21E10S2E12 N26W11S3W11\$E11N3E11N43W24N14 W2\$E2S14E24S3E3N20\$.	

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