IN OR 76 PG 665
R/W IN OR 376/359

MIXON THOMAS V
95074 BARNWELL RD
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0000-0007-0000

BUILDING CHARACTERISTICS

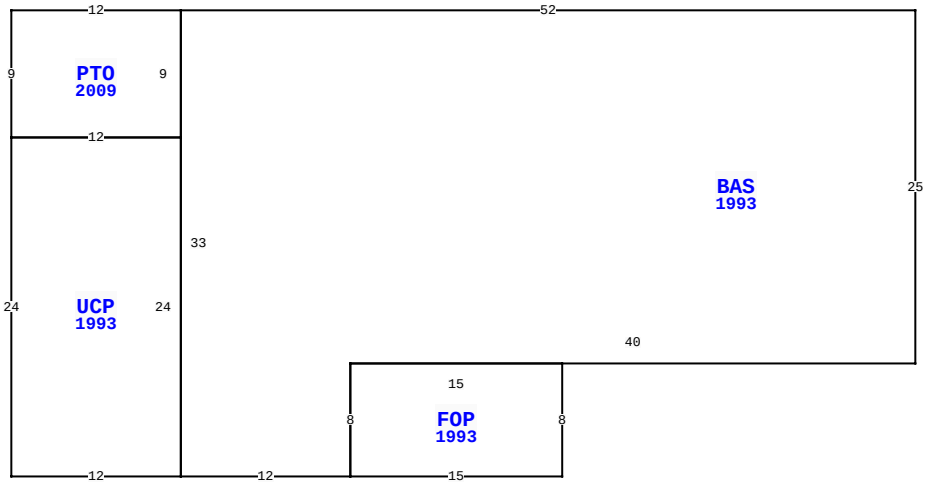
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,396	100	1,396	96,339
FOP	120	30	36	2,485
PTO	108	5	5	345
UCP	288	20	58	4,002
TOTALS	1,912		1,495	103,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,495	99.9600	90.21	134,864	1960	1975	0	0	0	23.50	76.50

1 SINGLE FAM – 100% - 0 Heated Area: 1396 HX Base Yr



95074 BARNWELL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 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		103,171
TOTAL MARKET OB/XF VALUE		7,181
TOTAL LAND VALUE - MARKET		299,200
TOTAL MARKET VALUE		409,552
SOH/AGL Deduction		293,785
ASSESSED VALUE		115,767
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		60,767
TOTAL JUST VALUE		409,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26089	ADDITION	7,454	06/01/2012
4285	H/AC	3,450	07/30/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0076/0665	1/01/1967	TA	U	I		6,100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 PTO=[YR=2009] W12 S9 UCP=[YR=1993] S24 E12 N24 W12 $ E12 N9 $ S33 E12 FOP=[YR=1993] E15 N8 W15 S8 $ N8 E40 N25 $.

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
2	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1995	1995	3	24	1,200	
3	0810	CONCRETE A	0	100	12	12	144.00	SF	6.50	6.50	100	1994	1994	3	70	655	
4	0351	CARPORT MT	0	100	18	20	360.00	SF	5.60	5.60	100	2012	2012	3	60	1,210	
5	0510	GARAGE WD-	0	100	30	18	540.00	SF	35.00	35.00	100	1975	1975	3	20	3,780	
6	0752	USP	0	100	14	8	112.00	SF	15.00	15.00	100	1975	1975	3	20	336	

LAND DESCRIPTION

TOTAL OB/XF 7,181

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	000115	C	SFR ACRES	100	0006	RS-1	0.00	0.00	4.40	AC		1.00	1.00	0.85	80,000.00	68,000.00	299,200							

REVIEW DATE 05/14/2018 BY KWX Total Acres: 4.40 Total Land Value: 299,200 Market: 0 Agricultural: 0 Common: 299,200 PRINTED 08/02/2023 BY SYS