LOT 1 & PT OF LOT 2
IN OR 745/1523
BARNWELL ESTATES PB 5/226

TERRY JOHN M & GENEVA R
96277 BARNWELL CIRCLE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-011B-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

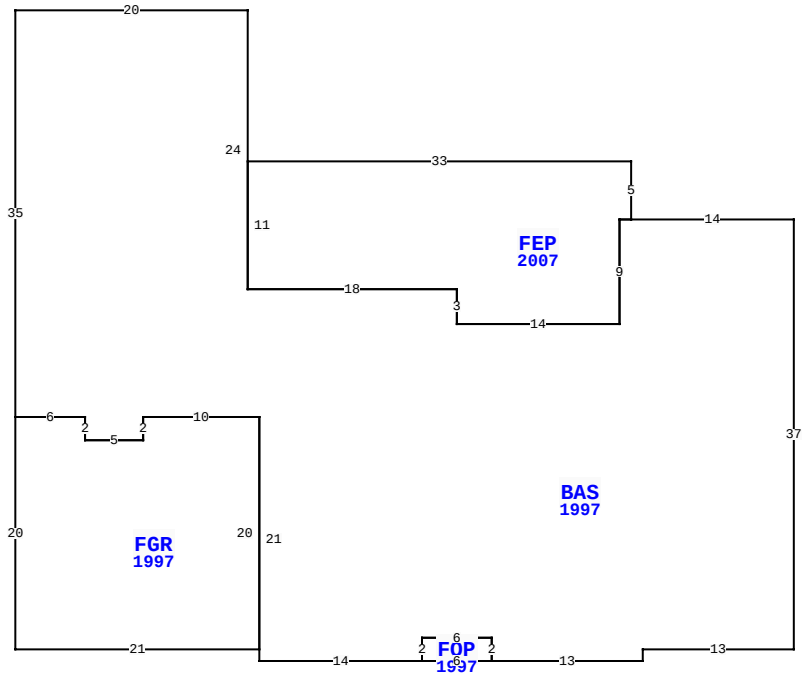
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,216	100	2,216	206,157
FEP	399	80	319	29,677
FGR	410	55	226	21,025
FOP	12	30	4	372
TOTALS	3,037		2,765	257,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,765	96.4224	114.50	316,592	1997	1997	0	0	0	18.75	81.25

1 SNGL FAM – 100% - 1999 Heated Area: 2216 HX Base Yr 1999



96277 BARNWELL CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		257,231
TOTAL MARKET OB/XF VALUE		9,508
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		341,739
SOH/AGL Deduction		152,426
ASSESSED VALUE		189,313
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		139,313
TOTAL JUST VALUE		341,739
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17803	ADDITION	15,236	10/01/2006
962079	H/AC	0	12/01/1996
963404	NEW CONSTR	124,000	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0745/1523	12/06/1995	WD	Q	V		18,000
GRANTOR: TOLLISON HUGH K SR ET						
GRANTEE: TERRY JOHN M & GENE						
0740/0357	9/27/1995	QC	U	V	06	12,000
GRANTOR: BOATRIGHT J C						
GRANTEE: TOLLISON HUGH K SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W14 FEP=[YR=2007] N5 W33 S11 E18 S3 E14 N9 E1$ W1 S9 W14 N3 W18 N24 W20 S35 FGR=[YR=1997] S20 E21 N20 W10 S2 W5 N2 W6$ E6 S2 E5 N2 E10 S21 E14 FOP=[YR=1997] E6 N2 W6 S2$ N2 E6 S2 E13 N1 E13 N37$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	0811	CONCRETE B	0	100	0	0	1,711.00	SF	5.20	5.20	100	1997	1997	3	75	6,673	

LAND DESCRIPTION

TOTAL OB/XF 9,508

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	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/19/2019 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS