

EDWARDS KRISTIN M & DONALD J
96193 BARNWELL CIR
FERNANDINA BEACH, FL 32034

39-2N-28-011B-0005-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

05 AVERAGE 80

Exterior Wall

12 CEDAR 20

Roof Structur

03 GABLE/HIP 100

Roof Cover

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 100

Interior Floo

13 LVT/LAMNT 60

Interior Floo

11 CLAY TILE 40

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame Stories Units

02 WOOD FRAME 100
1. 1. 100
0 100

Occupancy

00 NONE 100

Quality

05 Quality Level 05

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4019.00

TOTALS

2,7002,139201,415

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10812CONCRETE C0100001,712.00SF4.004.0010019891989359.54,075

20500FP-PRE FAB0100001.00UT3,500.003,500.00100199519953792,765

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RS-10.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE

11/19/2019BYKWA

Total Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,139122.4608110.52236,402198919920014.8085.20

1 SINGLE FAM - 100% - 2022Heated Area: 1718HX Base Yr 2022

USP2019

BAS1993

FGR1993

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

96193 BARNWELL CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE201,415

TOTAL MARKET OB/XF VALUE6,840

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE283,255

SOH/AGL Deduction12,092

ASSESSED VALUE271,163

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE221,163

TOTAL JUST VALUE283,255

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE263,265

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE

2470/15426/15/2021WDQI02292,000

GRANTOR:MILLER MICHAEL D & LI

GRANTEE:EDWARDS KRISTIN M &

0688/00489/08/1993WDQI92,900

GRANTOR:MCGILL OLIN JR & KIM

GRANTEE:MILLER MICHAEL & L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 USP=[YR=2019] N14 W34 S14 E34\$ W50 S40 E15 N2 E8 D2 R2 E6 U2 R2 E2 FGR=[YR=1993] S2 E23 N22 W23 S20 \$ N20 E19 N18 \$.