LOT 9
BARNWELL ESTATES PB5/226

LEE JONATHAN E & HANNAH J
96143 BARNWELL CIR
FERNANDINA BEACH, FL 32034

2023

39-2N-28-011B-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

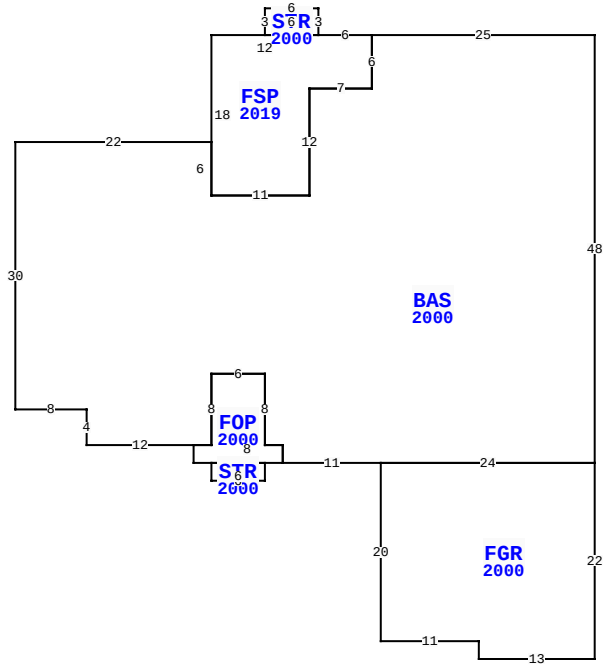
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,476	100	2,476	352,428
FGR	506	55	278	39,570
FOP	68	30	20	2,847
FSP	240	40	96	13,665
STR	12	10	1	143
STR	18	10	2	285
TOTALS	3,320		2,873	408,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,873	109.1622	155.56	446,924	2000	2005	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2023 Heated Area: 2476 HX Base Yr 2023



96143 BARNWELL CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		460,833
TOTAL MARKET OB/XF VALUE		49,320
TOTAL LAND VALUE - MARKET		131,250
TOTAL MARKET VALUE		641,403
SOH/AGL Deduction		51,642
ASSESSED VALUE		589,761
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		539,761
TOTAL JUST VALUE		641,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		554,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2105566	ROOF	26,200	05/03/2021
B17285	ADDITION	36,531	10/01/2006
E18153	ELEC OTHER	1,000	10/01/2006
B0618014	SWIM POOL	25,000	06/01/2006
R09001	REPAIR/RRF	5,000	03/01/2006
992220	NEW CONSTR	113,601	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2593/0918	9/27/2022	WD	Q	I	01	690,000
GRANTOR: MIXON RONALD W & GWEN						
GRANTEE: LEE JONATHAN E & HA						
0838/1840	6/23/1998	WD	Q	V		25,000
GRANTOR: TOLLISON HUGH K SR &						
GRANTEE: MIXON RONALD W & GW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W25 FSP=[YR=2019] W6 STR=[YR=2000] N3 W6 S3 E6 $ W12 S18 E11 N12 E7 N6 $ S6 W7 S12 W11 N6 W22 S30 E8 S4E12 FOP=[YR=2000] S2 E2 STR=[YR=2000] S2E6 N2 W6 $ E8 N2 W2 N8 W6 S8 W2 $ E2 N8 E6 S8 E2 S2 E11 FGR=[YR=2000] S20 E11 S2 E13 N22 W24 $ E24 N48 $.

EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
2	0300	BOAT DCK W	0	100	0	0	410.00	SF	40.00	40.00	100	2005	2005	3	44	7,216	
3	0812	CONCRETE C	0	100	0	0	3,036.00	SF	4.00	4.00	100	2000	2000	3	80	9,715	
4	0858	SCULP CONC	0	100	0	0	608.00	SF	13.00	13.00	100	2000	2000	3	94	7,430	
5	0861	POOL GUNIT	0	100	0	0	344.00	SF	85.00	85.00	100	2007	2007	3	52	15,205	
6	0845	KOOL DECK	0	100	0	0	690.00	SF	7.25	7.25	100	2007	2007	3	89	4,452	
7	0317	DCK PLNG W	0	100	0	0	2.00	UT	500.00	500.00	100	2008	2008	3	40	400	
8	0311	WD GANG WY	0	100	0	0	10.00	SF	45.00	45.00	100	2008	2008	3	40	180	
9	0303	FLT DOCK W	0	100	20	6	120.00	SF	26.00	26.00	100	2008	2008	3	56	1,747	

LAND DESCRIPTION

TOTAL OB/XF 49,320

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.75	75,000.00	131,250.00	131,250							

REVIEW DATE 11/19/2019 BY KWA Total Acres: 0.00 Total Land Value: 131,250 Market: 0 Agricultural: 0 Common: 131,250 PRINTED 08/02/2023 BY SYS

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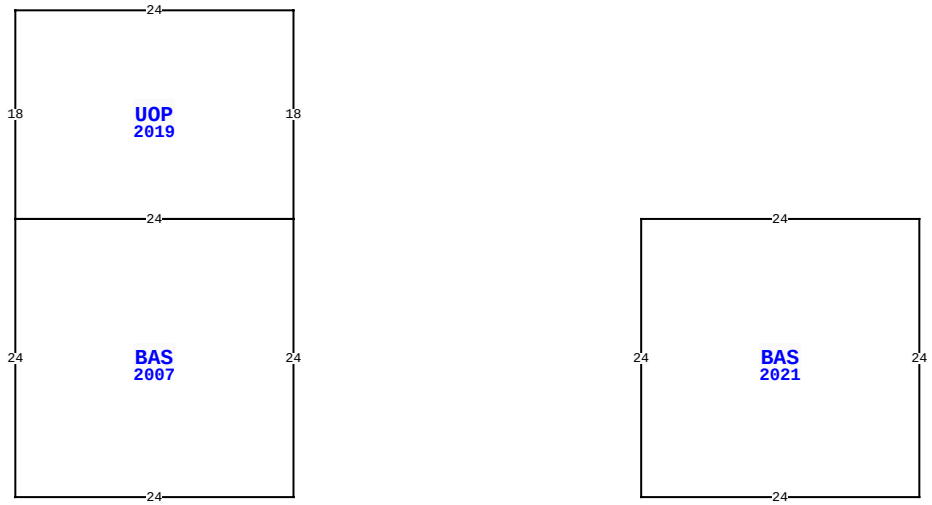
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality 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	576	100	576	24,146
BAS	576	100	576	24,146
UOP	432	20	86	3,606
TOTALS	1,584		1,238	51,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,238	90.6300	45.32	56,106	2007	2007	0	0	0	7.50	92.50

2 ACCESORY U – 100% - 2023 Heated Area: 1152 HX Base Yr 2023



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GRANTEE: MIXON RONALD W & GW						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] N18 W24 S18 E24$ BAS=[YR=2007] W24 S24 E24 N24 $ PTR= E30 BAS=[YR=2021] E24 S24 W24 N24 $ W30 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/19/2019 BY KWA Total Acres: 0.00 Total Land Value: 131,250 Market: 0 Agricultural: 0 Common: 131,250 PRINTED 08/02/2023 BY SYS