LOT 23
BARNWELL ESTATES PB5/226

JACKSON BRUCE
96038 BARNWELL CIR
FERNANDINA BEACH, FL 32034

2023

39-2N-28-011B-0023-0000

BUILDING CHARACTERISTICS

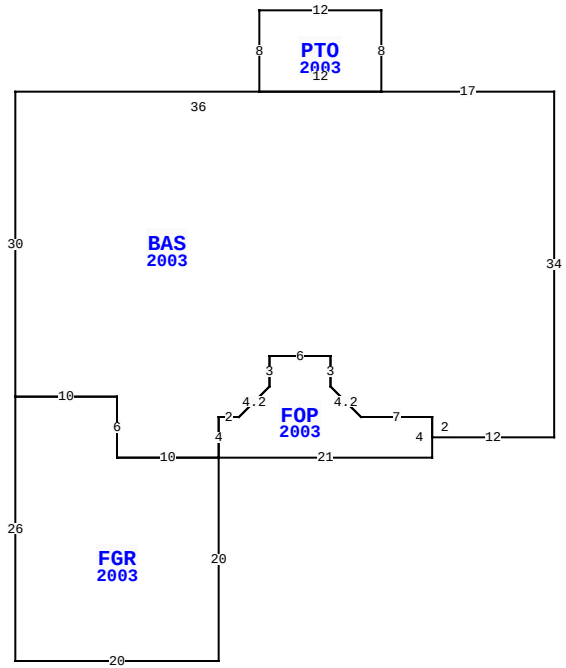
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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 04
NEIGHBORHOOD/LOC	4019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,695	100	1,695	184,015
FGR	460	55	253	27,467
FOP	129	30	39	4,234
PTO	96	5	5	543
TOTALS	2,380		1,992	216,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,992	100.4598	119.30	237,646	2003	2003	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2008 Heated Area: 1695 HX Base Yr 2008



96038 BARNWELL CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		228,082
TOTAL MARKET OB/XF VALUE		8,505
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		311,587
SOH/AGL Deduction		132,291
ASSESSED VALUE		179,296
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,296
TOTAL JUST VALUE		311,587
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20812	ELEC OTHER	3,000	05/01/2008
R11225	REPAIR/RRF	1,620	04/01/2008
B0209850	NEW CONSTR	125,519	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2462/1830	5/15/2021	QC	U	I	11	100
GRANTOR: JACKSON LINDA RUGLAK						
GRANTEE: JACKSON BRUCE						
1532/0852	10/26/2007	WD	Q	I		265,000
GRANTOR: COURTER WALTER & JANE						
GRANTEE: JACKSON BRUCE G & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W17 PTO=[YR=2003] N8 W12 S8 E12$ W36 S30
FGR=[YR=2003] S26 E20 N20 W10 N6 W10$ E10 S6 E10
FOP=[YR=2003] E21 N4 W7 U3 L3 N3 W6 S3 L3 D3 W2 S4$ N4 E2
U3 R3 N3E6 S3 R3 D3 E7 S2 E12 N34$.

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	0811	CONCRETE B	0	100	0	0	1,110.00	SF	5.20	5.20	100	2003	2003	3	84	4,848	
2	1242	WD DECK A	0	100	0	0	500.00	SF	10.00	10.00	100	2004	2004	3	24	1,200	
3	0811	CONCRETE B	0	100	0	0	525.00	SF	5.20	5.20	100	2008	2008	3	90	2,457	

LAND DESCRIPTION

TOTAL OB/XF 8,505

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 11/25/2019 BY KWNW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

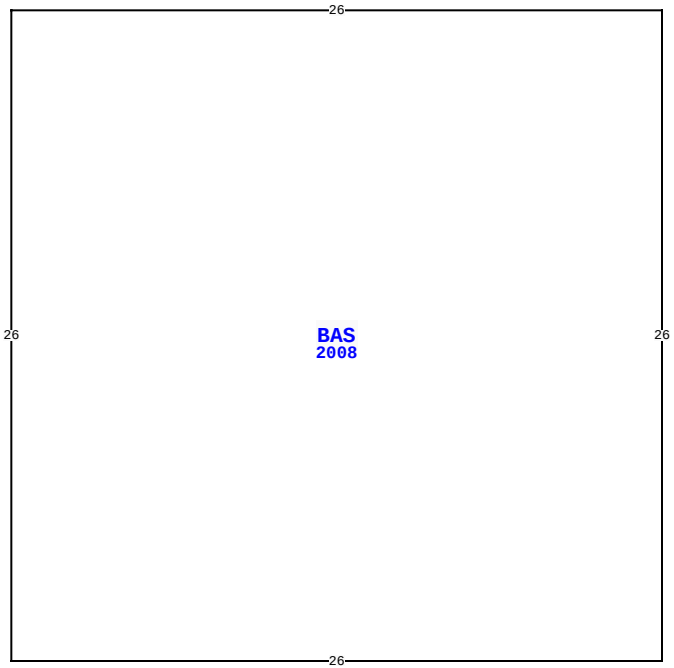
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	676	100	676	11,824
TOTALS	676		676	11,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	676	60.9500	21.33	14,419	2008	2008	0	0	0	18.00	82.00

2 GARAGE RES – 100% - 2008 Heated Area: 676 HX Base Yr 2008



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GRANTOR: COURTER WALTER & JANE						
GRANTEE: JACKSON BRUCE G & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W26 S26 E26 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/25/2019 BY KWNW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS