



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4											
Exterior Wall	16	WD FR STUC 100	0900	01	4,080	91.5420	108.71	443,537	1995	1995	0	0	0	13.50	86.50	VALUATION SUMMARY										
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 100% - 2013													Heated Area: 3404										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2013										
Interior Wall	05	DRYWALL 100																								
Interior Floor	12	HARDWOOD 50																								
Interior Floor	14	CARPET 50																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		2.5 100																								
Frame	02	WOOD FRAME 100																								
Stories	2.	2. 100																								
Units		0 100																								
Occupancy	00	NONE 100																								
Quality			02	Quality Level 02																						
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	2,112	100	2,112	198,601																						
DCK	380	10	38	3,573																						
DCK	28	10	3	282																						
FGR	624	55	343	32,254																						
FOP	170	30	51	4,796																						
FOP	342	30	103	9,685																						
FSP	325	40	130	12,224																						
FUS	824	100	824	77,484																						
FUS	468	100	468	44,008																						
STR	80	10	8	753																						
TOTALS			5,353	4,080	383,660																					
EXTRA FEATURES			95451 BARNWELL RD, FERNANDINA BEACH																							
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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	1995	1995	3	79	1,580										
2	0812	CONCRETE C	0	100	0	0		1,442.00	SF 4.00	4.00	100	1995	1995	3	72	4,153										
6	0300	BOAT DCK W	0	100	0	0		480.00	SF 40.00	40.00	100	1996	1996	3	25	4,800										
8	0803	ASPHALT C	0	100	0	0		972.00	SF 2.00	2.00	100	2010	2010	3	68	1,322										
9	0861	POOL GUNIT	0	100	0	0		420.00	SF 85.00	85.00	100	2013	2013	3	75	26,775										
10	0855	CONC PAVER	0	100	0	0		652.00	SF 10.00	10.00	100	2013	2013	3	95	6,194										
11	0940	SHEDS/PORT	0	100	16	20		320.00	SF 21.00	21.00	100	2017	2017	3	82	5,510										
TOTAL OB/XF			50,334																							
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	155.00	404.00	1.85	AC		1.00	1.00	0.95	160,000.00	152,000.00	281,200									
REVIEW DATE 06/13/2018 BY KW Total Acres: 1.85 Total Land Value: 281,200 Market: 0 Agricultural: 0 Common: 281,200 PRINTED 08/02/2023 BY SYS																										