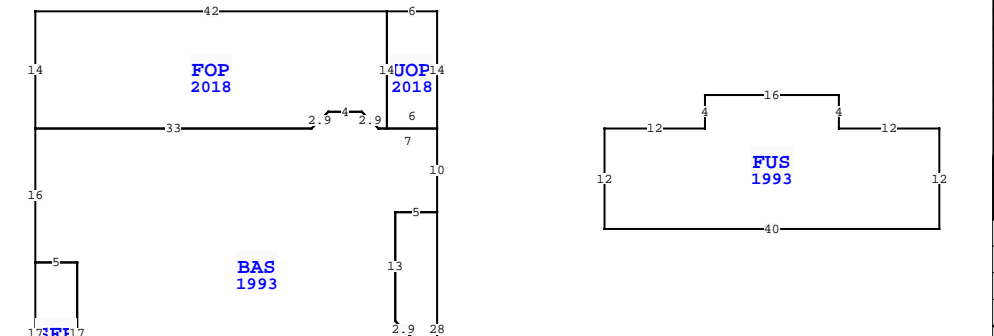


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,313	113.1900	134.41	310,890	1992	1992	0	0	15.00	85.00	



Quality	03 Quality Level 03			
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	1,408	100	1,408	160,862
FOP	343	30	103	11,767
FOP	576	30	173	19,765
FUS	544	100	544	62,151
SFB	85	80	68	7,769
UOP	84	20	17	1,942
TOTALS	3,040		2,313	264,256

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023
INC DATE		AG DATE	MLU

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
3	0812	CONCRETE C	0	100	0	0	1,152.00	SF	4.00	4.00	100	1998	1998	3	77	3,548	
4	0300	BOAT DCK W	0	100	0	0	704.00	SF	40.00	40.00	100	2005	2005	3	44	12,390	
5	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1998	1998	3	20	300	
6	0303	FLT DOCK W	0	100	10	20	200.00	SF	26.00	26.00	100	1998	1998	3	27	1,404	
8	0479	VF PICKET	0	100	0	0	88.00	LF	10.00	10.00	100	1998	1998	3	48	422	
9	0855	CONC PAVER	0	100	0	0	365.00	SF	10.00	10.00	100	2018	2018	3	98	3,577	

95373 BARNWELL RD, FERNANDINA BEACH													06/05/2023	MLU	
TOTAL OB/XF													21,641		

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	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	150.00	500.00	1.77	AC	1.00	1.00	0.95	160,000.00	152,000.00	269,040							

TOTAL OB/XF													21,641		
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY				STANDARD	
Tax Group: 4				Tax Dist:	
BUILDING MARKET VALUE				273,806	
TOTAL MARKET OB/XF VALUE				21,641	
TOTAL LAND VALUE - MARKET				269,040	
TOTAL MARKET VALUE				564,487	
SOH/AGL Deduction				321,476	
ASSESSED VALUE				243,011	
TOTAL EXEMPTION VALUE				50,000	
BASE TAXABLE VALUE				193,011	
TOTAL JUST VALUE				564,487	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				517,571	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706128	REPAIR/RRF	0	10/01/2017
B1706128	FOP W/ PAVERS	14,694	10/01/2017
4277	H/AC	5,422	07/24/1992
4807	NEW CONSTR	4,500	07/02/1992
8185	NEW CONSTR	87,725	06/22/1992

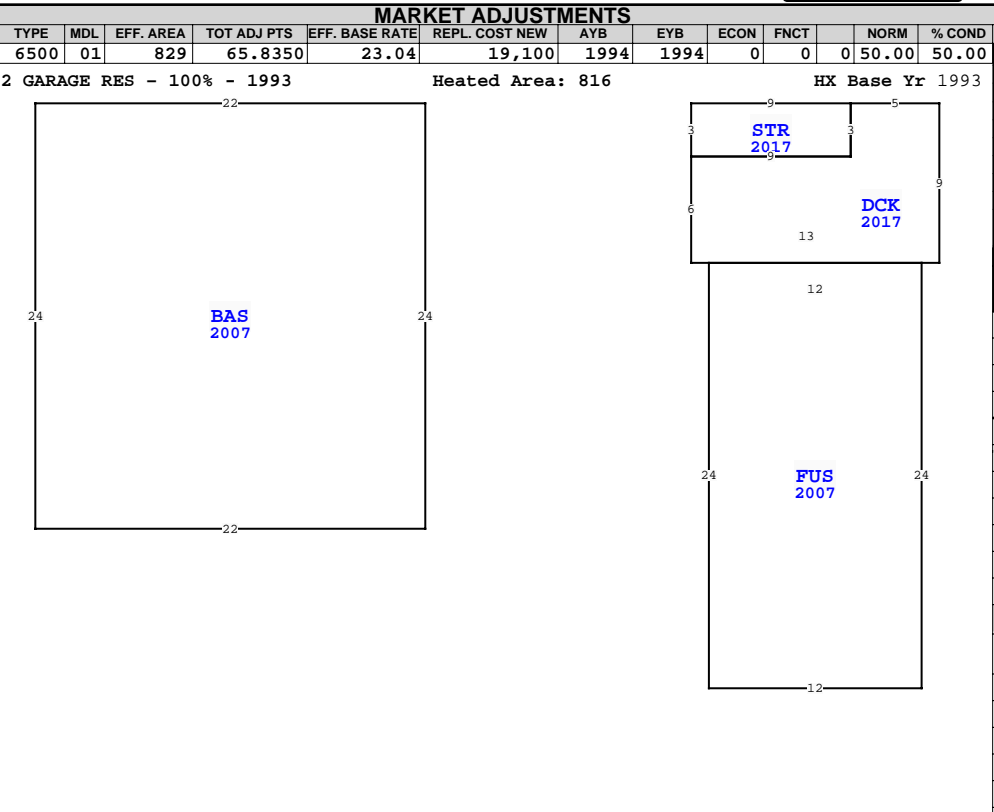
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0622/0686	3/26/1991	WD	U	V		48,000
GRANTOR: SCOTT GLADYS T						
GRANTEE: PERRY MICHAEL & DON						
0608/1090	10/01/1990	WD	U	V	07	100
GRANTOR: BROWN MARGARETTE M						
GRANTEE: SCOTT GLADYS T						

BUILDING NOTES

BUILDING DIMENSIONS
UOP=[YR=2018] N14 W6 FOP=[YR=2018] W42 S14 E33 U2 R2 E4 D2 R2 E1 N14\$ S14 E6\$ BAS=[YR=1993] W7 L2 U2 W4 D2 L2 W3\$ S16 SFB=[YR=2017] S17 FOP=[YR=1993] S5 E48 N28 W5 S13 R2 D2 S4 D2 L2 S2 W43\$ E5 N17 W5\$ E5 S17 E38 N2 U2 R2 N4 U2 L2 N13 E5 N10\$ PTR= E20 FUS=[YR=1993] E12 N4 E16 S4 E12 S12 W40 N12\$W20\$.



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 100	
Interior Floor	02	MIN PLYWD 50	
Interior Floor	03	CONC FINSH 50	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms	0	100	
Bathrooms	0	100	
Frame	02	WOOD FRAME 100	
Stories	1.5	1.5 100	
Units	0	100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	528	100	6,083
DCK	99	10	115
FUS	288	100	3,318
STR	27	10	35
TOTALS	942	829	9,550



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		273,806
TOTAL MARKET OB/XF VALUE		21,641
TOTAL LAND VALUE - MARKET		269,040
TOTAL MARKET VALUE		564,487
SOH/AGL Deduction		321,476
ASSESSED VALUE		243,011
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		193,011
TOTAL JUST VALUE		564,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		517,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0622/0686	3/26/1991	WD	U	V		48,000
GRANTOR: SCOTT GLADYS T						
GRANTEE: PERRY MICHAEL & DON						
0608/1090	10/01/1990	WD	U	V	07	100
GRANTOR: BROWN MARGARETTE M						
GRANTEE: SCOTT GLADYS T						

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

BLD DATE		LGL DATE		06/05/2023		MLU			
XF DATE		LAND DATE							
INC DATE		AG DATE							
95373 BARNWELL RD, FERNANDINA BEACH									
TOTAL OB/XF 0									

BUILDING NOTES									

BUILDING DIMENSIONS
BAS=[YR=2007] W22 S24 E22 N24\$ PTR= E15 STR=[YR=2017] E9
DCK=[YR=2017] E5 S9 W1 FUS=[YR=2007] S24 W12 N24 E12\$ W13 N6
E9 N3\$ S3 W9 N3\$ W15\$.

LAND DESCRIPTION										TOTAL OB/XF														
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