PT TRACT C
LIVE OAK PLANTATION PB 4/117

CURTIS SCOTT F & REBECCA J
95247 BARNWELL RD
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5102-000C-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

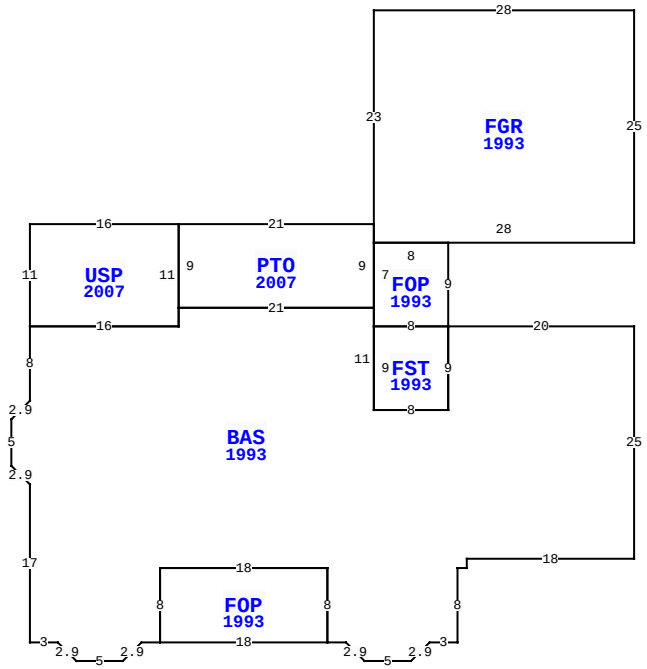
NEIGHBORHOOD/LOC 4020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,908	100	1,908	193,266
FGR	700	55	385	38,997
FOP	72	30	22	2,229
FOP	144	30	43	4,355
FST	72	55	40	4,051
PTO	189	5	9	912
USP	176	30	53	5,369
TOTALS	3,261		2,460	249,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,460	115.0848	136.66	336,184	1988	1988	0	0	0	25.88	74.12

1 SNGL FAM – 100% - 2021 Heated Area: 1908 HX Base Yr 2021



95247 BARNWELL RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		249,180
TOTAL MARKET OB/XF VALUE		10,831
TOTAL LAND VALUE - MARKET		115,200
TOTAL MARKET VALUE		375,211
SOH/AGL Deduction		67,525
ASSESSED VALUE		307,686
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		257,686
TOTAL JUST VALUE		375,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017370	SWIM POOL	29,200	11/23/2022
2443	H/AC	0	01/27/1988
2885	NEW CONSTR	0	01/27/1988
4629	NEW CONSTR	88,500	01/27/1988
4774	NEW CONSTR	3,450	01/27/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2371/1588	6/15/2020	WD	Q	I	02	357,000
GRANTOR: LEGG GARY H & ABIGAIL						
GRANTEE: CURTIS SCOTT F & RE						
0969/1221	2/06/2001	WD	Q	I		217,000
GRANTOR: JONES REVERE P & JOAN						
GRANTEE: LEGG GARY H & ABIGA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W28 S23 PTO=[YR=2007] W21 USP=[YR=2007] W16 S11 E16 N11$ S9 E21N9$ S2 FOP=[YR=1993] S7 BAS=[YR=1993] W21 S2 W16 S8 L2 D2 S5 D2 R2 S17 E3 D2 R2 E5 R2 U2 E2 FOP=[YR=1993] E18 N8 W18 S8$ N8 E18 S8 E2 D2 R2 E5 U2 R2 E3 N8 E1 N1 E18 N25 W20 FST=[YR=1993] W8 S9 E8 N9$ S9 W8 N11$ S2 E8 N9 W8$ E28 N25$.

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	0810	CONCRETE A	0	100	0	0	303.00	SF	6.50	6.50	100	1988	1988	3	57	1,123	
2	0812	CONCRETE C	0	100	0	0	2,661.00	SF	4.00	4.00	100	1988	1988	3	57	6,067	
3	0810	CONCRETE A	0	100	22	9	198.00	SF	6.50	6.50	100	1988	1988	3	57	734	
4	0810	CONCRETE A	0	100	11	16	176.00	SF	6.50	6.50	100	1988	1988	3	57	652	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320	
8	1127	BRICK 8"	0	100	0	0	100.00	SF	11.00	11.00	100	1988	1988	3	85	935	

LAND DESCRIPTION

TOTAL OB/XF 10,831

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	000115	C	SFR ACRES	100		RS-1	0.00	0.00	1.44	AC		1.00	1.00	1.00	80,000.00	80,000.00	115,200							

REVIEW DATE 04/10/2023 BY DJ Total Acres: 1.44 Total Land Value: 115,200 Market: 0 Agricultural: 0 Common: 115,200 PRINTED 08/02/2023 BY SYS