PT OF LOT 1 IN OR 1991/500
E V SCOTT SUB UNR

DAVIS MICHAEL T
PO BOX 1522
YULEE, FL 32041

2023

46-3N-28-5105-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

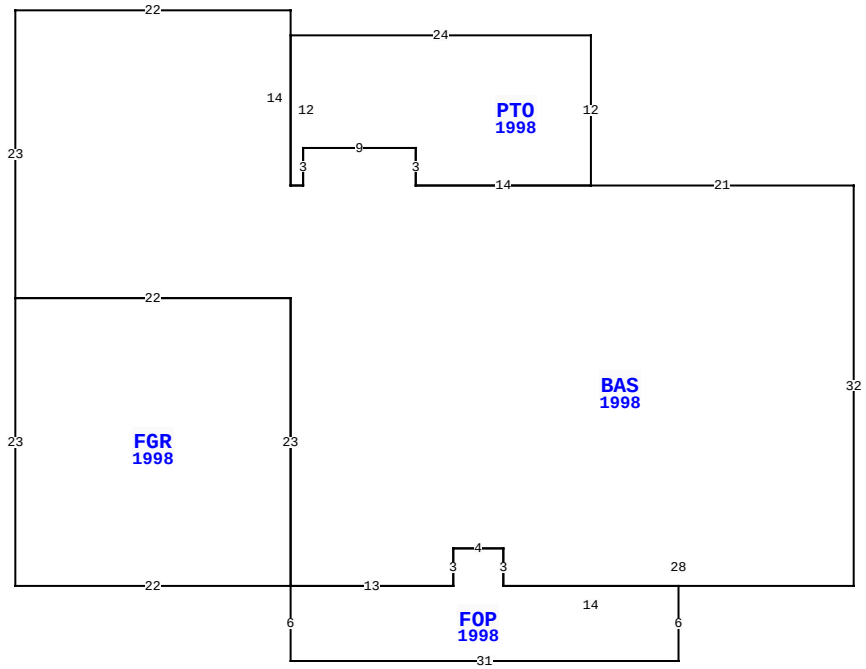
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,961	100	1,961	181,899
FGR	506	55	278	25,787
FOP	198	30	59	5,473
PTO	261	5	13	1,206
TOTALS	2,926		2,311	214,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,311	95.2560	113.12	261,420	1998	1998	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2019 Heated Area: 1961 HX Base Yr 2019



95209 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		214,364
TOTAL MARKET OB/XF VALUE		8,745
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		303,109
SOH/AGL Deduction		85,479
ASSESSED VALUE		217,630
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		167,630
TOTAL JUST VALUE		303,109
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2108805	ROOF	14,720	07/06/2021
984798	NEW CONSTR	101,000	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1991/0500	7/09/2015	WD	U	I	11	100
GRANTOR: DAVIS DONNA G N/K/A D						
GRANTEE: DAVID MICHAEL T						
0824/0781	2/26/1998	WD	U	V	01	100
GRANTOR: DAVIS MICHAEL TODD						
GRANTEE: DAVIS MICHAEL & DON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W21 PTO=[YR=1998] N12 W24 S12 E1 N3 E9 S3 E14 $ W14 N3 W9 S3 W1 N14 W22 S23 FGR=[YR=1998] S23 E22 FOP=[YR=1998] S6 E31 N6 W14 N3 W4 S3 W13 $ N23 W22 $ E22 S23 E13 N3 E4 S3 E28 N32 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
2	0811	CONCRETE B	0	100	0	0	1,226.00	SF	5.20	5.20	100	1998	1998	3	77	4,909	
3	0810	CONCRETE A	0	100	62	3	186.00	SF	6.50	6.50	100	1998	1998	3	77	931	

LAND DESCRIPTION

TOTAL OB/XF 8,745

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	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 06/18/2018 BY KW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS