

LOT 1
IN OR 2245/1137
LANCEFORD OAKS PB 5/145

BENNETT CHRISTOPHER W
95345 BARNWELL RD
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5100-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4020.00		

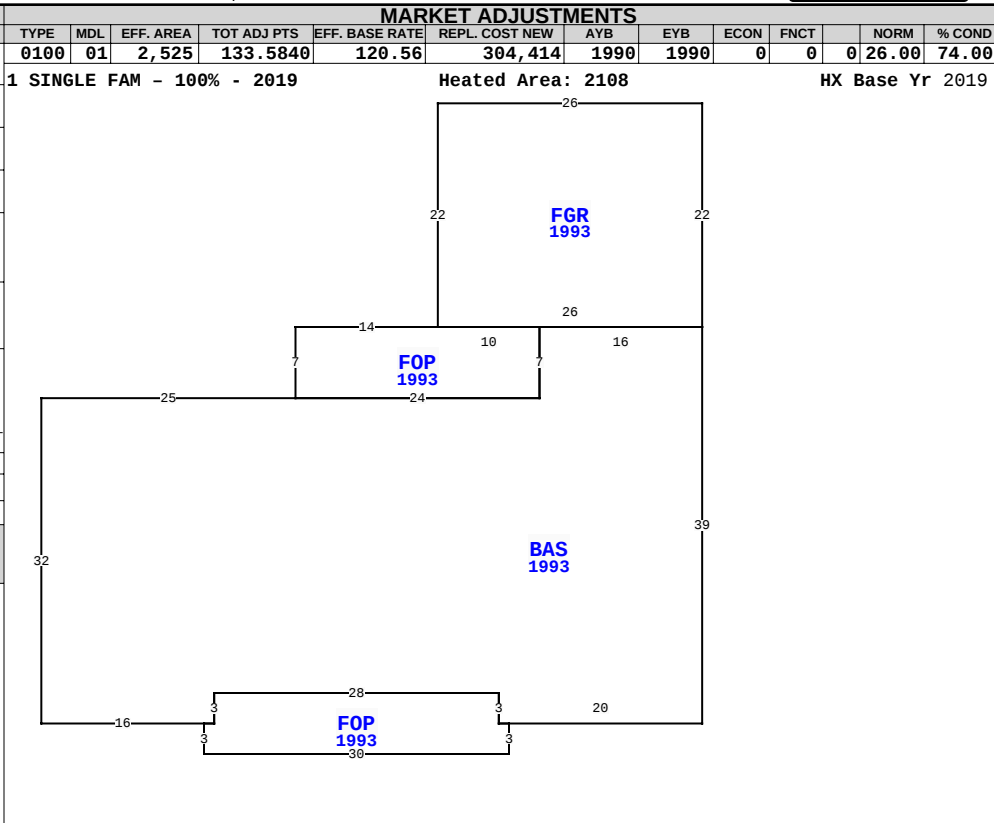
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2,108	188,064
FGR	572	55	315	28,102
FOP	168	30	50	4,461
FOP	174	30	52	4,639

TOTALS	3,022		2,525	225,266
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	20	37	740.00	SF	6.50	6.50	100	1990
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		RS-1	0.00	0.00	1.28	AC	

REVIEW DATE 06/20/2018 BY KWX



95345 BARNWELL RD, FERNANDINA BEACH	BLD DATE	LGL DATE	06/05/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0810	CONCRETE A	0 100	20	37	740.00	SF	6.50	6.50	100	1990	1990	3	62	2,982	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		RS-1	0.00	0.00	1.28	AC	

Total Acres: 1.28 Total Land Value: 102,400 Market: 0 Agricultural: 0 Common: 102,400

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										234,585	
TOTAL MARKET OB/XF VALUE										5,432	
TOTAL LAND VALUE - MARKET										102,400	
TOTAL MARKET VALUE										342,417	
SOH/AGL Deduction										80,445	
ASSESSED VALUE										261,972	
TOTAL EXEMPTION VALUE										55,000	
BASE TAXABLE VALUE										206,972	
TOTAL JUST VALUE										342,417	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										315,986	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3282	H/AC	2,550	01/30/1990
3282	H/AC	2,550	01/30/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2245/1137	12/22/2018	TD	U	I	11		100
GRANTOR: LEE FAMILY REVOCABLE							
GRANTEE: BENNETT CHRISTOPHER							
1677/0110	5/07/2010	WD	U	I	14		100
GRANTOR: LEE CARL EDWARD & LEL							
GRANTEE: LEE CARL E & LELA M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W26 S22 FOP=[YR=1993] W14 S7 BAS=[YR=1993] W25 S32 E16 FOP=[YR=1993] S3 E30 N3 W1 N3 W28 S3 W1 \$ E1 N3 E28 S3 E20 N39 W16 S7 W24 \$ E24 N7 W10 \$ E26 N22 \$.									

PRINTED 08/02/2023 BY SYS

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