



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	1,664	202,923
FGR	506	55	278	33,902
FOP	24	30	7	853
FOP	78	30	23	2,805
PTO	90	5	4	488
TOTALS	2,362		1,976	240,971

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	0	0	0	1,569.00	SF	4.00	4.00	
3	0855	CONC PAVER	0	0	18	6	108.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,976	107.8000	134.75	266,266	2004	2004	0	0	9.50	90.50
1 SNGL FAM - 0% - 2024 Heated Area: 1664 HX Base Yr											

96019 BARNWELL CIR, FERNANDINA BEACH				BLD DATE	03/03/2023			NW	LGL DATE		
				XF DATE					LAND DATE		
				INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080		
1,569.00	SF	4.00	4.00	100	2004	2004	3	84	5,272		
108.00	SF	10.00	10.00	100	2014	2014	3	95	1,026		

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										240,971	
TOTAL MARKET OB/XF VALUE										9,378	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										325,349	
SOH/AGL Deduction										0	
ASSESSED VALUE										325,349	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										325,349	
TOTAL JUST VALUE										325,349	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										303,212	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24291	XFOB	3,866	01/01/2011
B031162	NEW CONSTR	180,000	08/27/2003

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2711/1009	5/01/2024	WD	Q	I	01	425,000			
GRANTOR: DLC CAMPO HOLDINGS LL									
GRANTEE: SIMMONS REEVES E									
2676/1738	10/20/2023	WD	U	I	37	290,000			
GRANTOR: OZELL REAL ESTATE LLC									
GRANTEE: DLC CAMPO HOLDINGS									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W13 PTO=[YR=2004] N5 W18 S5 E18\$ FOP=[YR=2004] W18 D4 R4 S1 E14 N5\$ S5 W14 N1 U4 L4 W20 S33 FGR=[YR=2004] S23 E22 N20 W3 N3 W6 N3 W3 S3 W10\$ E10 N3 E3 S3 E6 S3 E8 U3 R3 FOP=[YR=2004] S3 E8 N3 W8\$ E8 S3 E13 N36\$											