

LOT 15
IN OR 1843/312
BARNWELL ESTATES PB 5/226

VURNAKES SCOTT
96284 BARNWELL CIRCLE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-011B-0015-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 4															
Exterior Wall	05	AVERAGE 80	0100	01	1,984	127.8018	121.41	240,877	1998	2005	0	0	0	8.60	91.40	VALUATION BY STANDARD														
Exterior Wall	16	WD FR STUC 20	1 SINGLE FAM - 100% - 2015													Heated Area: 1744														
Roof Structure	03	GABLE/HIP 100	HX Base Yr 2015																											
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	12	HARDWOOD 80																												
Interior Floo	18	SLATE 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	4019.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,344	100	1,344	149,142																										
BAS	400	100	400	44,387																										
FGR	400	55	220	24,413																										
FOP	42	30	13	1,442																										
PTO	144	5	7	777																										
TOTALS	2,330		1,984	220,162																										
EXTRA FEATURES			96284 BARNWELL CIR, FERNANDINA BEACH																											
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835														
2	0811	CONCRETE B	0	100	0	0	1,275.00	SF	5.20	5.20	100	1998	1998	3	75	4,973														
3	0476	VF 6 SBPL	0	100	0	0	24.00	LF	32.00	32.00	100	2006	2006	3	69	530														
4	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00	32.00	100	2019	2019	3	95	3,040														
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	95	570														
6	0812	CONCRETE C	0	100	0	0	1,350.00	SF	4.00	4.00	100	2020	2020	3	99	5,346														
7	0600	SUMMER KIT	0	100	1	0	1.00	UT	2,500.00	2,500.00	100	2020	2020	3	90	2,250														
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	90	1,800														
9	0861	POOL GUNIT	0	100	0	0	497.00	SF	85.00	85.00	100	2020	2020	3	93	39,288														
10	0855	CONC PAVER	0	100	0	0	1,050.00	SF	10.00	10.00	100	2020	2020	3	99	10,395														
LAND DESCRIPTION			TOTAL OB/XF 71,027																											
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						
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000													
REVIEW DATE 02/25/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																														

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