LOT 21
BARNWELL ESTATES PB 5/226

MULLINS ROBERT G & TONI S
96088 BARNWELL CIRCLE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-011B-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

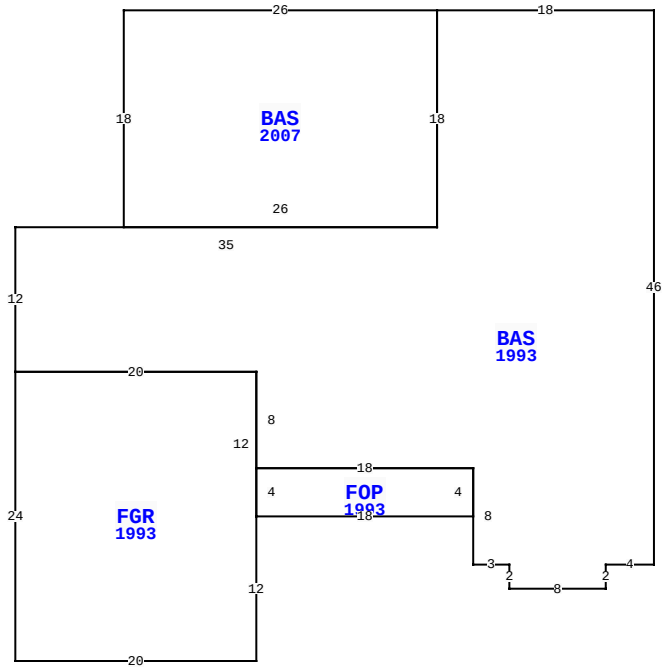
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,360	100	1,360	142,047
BAS	468	100	468	48,881
FGR	480	55	264	27,574
FOP	72	30	22	2,297
TOTALS	2,380		2,114	220,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,114	122.8430	116.70	246,704	1991	2001	0	0	0	10.50	89.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1828 HX Base Yr 2020



96088 BARNWELL CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		220,800
TOTAL MARKET OB/XF VALUE		20,088
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		315,888
SOH/AGL Deduction		81,437
ASSESSED VALUE		234,451
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,451
TOTAL JUST VALUE		315,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12302	MECH OTHER	0	12/01/2006
B18729	ADDITION	58,000	10/01/2006
R09827	REPAIR/RRF	2,800	10/01/2006
7412	NEW CONSTR	3,100	05/16/1991
7199	NEW CONSTR	0	04/30/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2294/0739	7/15/2019	WD	Q	I	01	252,000
GRANTOR: FULGHUM HEYWARD T & T						
GRANTEE: MULLINS ROBERT G &						
0914/0773	1/06/2000	WD	U	I	21	108,000
GRANTOR: HADDOCK DEBRA CAROL						
GRANTEE: FULGHUM HEYWARD & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 BAS=[YR=2007] W26 S18 E26 N18$ S18 W35 S12 FGR=[YR=1993] S24 E20 N12 FOP=[YR=1993] E18 N4 W18 S4$ N12 W20$E20 S8 E18 S8 E3 S2 E8 N2 E4 N46$.

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	0811	CONCRETE B	0	100	0	0	1,040.00	SF	5.20	5.20	100	1991	1991	3	62	3,353	
2	0811	CONCRETE B	0	100	0	0	1,750.00	SF	5.20	5.20	100	2001	2001	3	80	7,280	
3	0855	CONC PAVER	0	100	0	0	270.00	SF	10.00	10.00	100	2001	2001	3	80	2,160	
4	0525	GAZEBO	0	100	12	12	1.00	UT	7,500.00	7,500.00	100	2015	2015	3	78	5,850	
5	0940	SHEDS/PORT	0	100	12	15	180.00	SF	30.00	30.00	100	2001	2001	3	20	1,080	
6	0681	POLE SHED	0	100	7	12	84.00	SF	15.00	15.00	100	2001	2001	3	29	365	

LAND DESCRIPTION

TOTAL OB/XF 20,088

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	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 11/22/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS