IN OR 2512/1015

TOLBERT KIRK L/GUNTER MELODY J
95459 BARNWELL RD
FERNANDINA BEACH, FL 32034

2024

46-3N-28-0000-0002-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

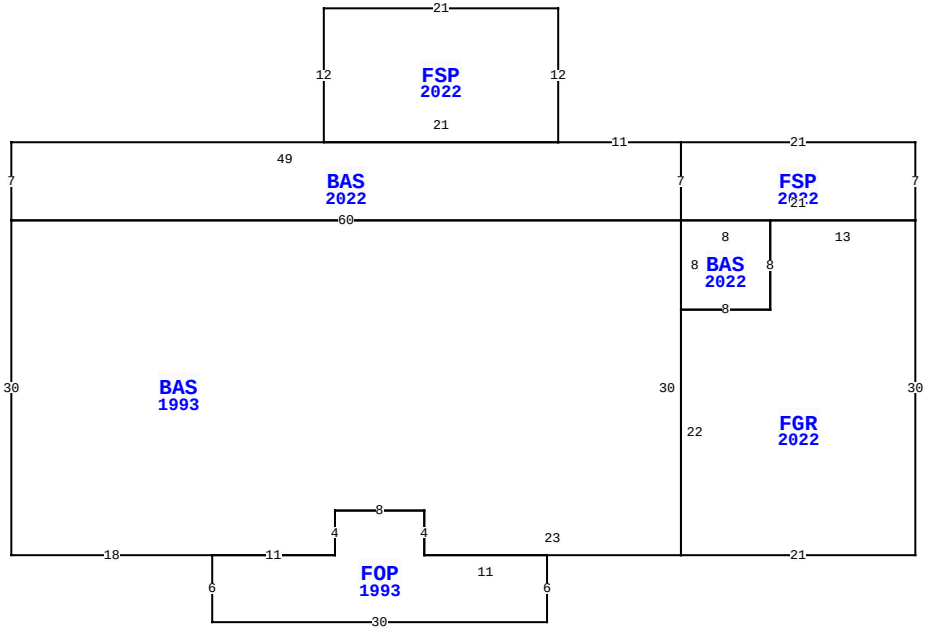
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,768	100	1,768	251,503
BAS	64	100	64	9,105
BAS	420	100	420	59,747
FGR	566	55	311	44,241
FOP	212	30	64	9,105
FSP	147	40	59	8,393
FSP	252	40	101	14,367
TOTALS	3,429		2,787	396,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,787	118.5408	148.18	412,978	1987	2015	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2023 Heated Area: 2252 HX Base Yr 2023



95459 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		412,389
TOTAL MARKET OB/XF VALUE		42,457
TOTAL LAND VALUE - MARKET		211,200
TOTAL MARKET VALUE		666,046
SOH/AGL Deduction		0
ASSESSED VALUE		666,046
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		616,046
TOTAL JUST VALUE		666,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		727,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2205043	REMODEL	350,000	04/01/2022
B2205044	REMODEL	15,000	04/01/2022
963120	XFOB	5,148	07/01/1996
4329	NEW CONSTR	10,568	08/31/1987
3595	N/A	61,190	09/04/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2512/1015	11/09/2021	WD	Q	I	01	795,000
GRANTOR: MOORE JORDAN S						
GRANTEE: TOLBERT KIRK L & ME						
2318/0490	11/04/2019	WD	Q	I	01	560,000
GRANTOR: TEITELBAUM NATHAN M &						
GRANTEE: MOORE JORDAN S						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W21 BAS=[YR=2022] W11 FSP=[YR=2022] N12W21S12 E21$ W49 S7 BAS=[YR=1993] S30 E18 FOP=[YR=1993] S6 E30 N6 W11 N4 W8 S4 W11 $ E11 N4 E8 S4 E23 FGR=[YR=2022] E21 N30 W13 BAS=[YR=2022] W8S8E8N8$ S8W8S22$ N30 W60$ E60N7$ S7 E21N7$.

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	0300	BOAT DCK W	0	100	0	0	1,990.00	SF	40.00	40.00	100	2006	2006	3	44	35,024	
2	0350	CARPORT WD	0	100	20	12	240.00	SF	13.00	13.00	100	2006	2006	3	27	842	
3	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2006	2006	3	27	675	
4	1076	TRELLIS A	0	100	26	10	260.00	SF	7.50	7.50	100	2010	2010	3	60	1,170	
5	0855	CONC PAVER	0	100	0	0	745.00	SF	7.00	7.00	100	2010	2010	3	91	4,746	

LAND DESCRIPTION

TOTAL OB/XF 42,457

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	000130	C	SFR WATER	100		RSF-	1155.00	355.00	1.32	AC		1.00	1.00	1.00	160,000.00	160,000.00	211,200							

REVIEW DATE 01/04/2023 BY DJ Total Acres: 1.32 Total Land Value: 211,200 Market: 0 Agricultural: 0 Common: 211,200 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 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

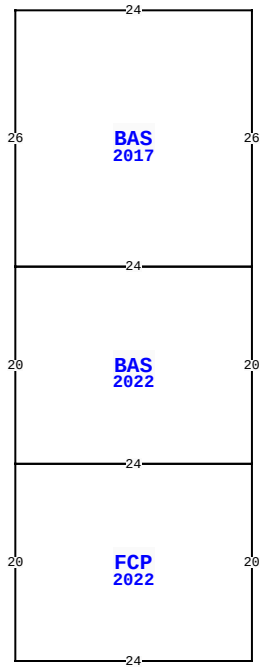
NEIGHBORHOOD/LOC 4020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	624	8,122
BAS	480	100	480	6,247
FCP	480	25	120	1,562
TOTALS	1,584		1,224	15,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,224	74.3590	26.03	31,861	1987	1987	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2023 Heated Area: 1104 HX Base Yr 2023



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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		727,429

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2318/0490	11/04/2019	WD	Q	I	01	560,000
GRANTOR: TEITELBAUM NATHAN M &						
GRANTEE: MOORE JORDAN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W24 S26 BAS=[YR=2022] S20 FCP=[YR=2022] S20 E24 N20 W24$ E24 N20 W24$ E24 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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