



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		10 100
Bathrooms		6.5 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC 4020.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	84	15	13	2,118
BAS	2,748	100	2,748	447,750
FGR	1,004	55	552	89,941
FOP	72	30	22	3,584
FOP	204	30	61	9,940
FOP	540	30	162	26,396
FOP	540	30	162	26,396
FUS	889	100	889	144,851
FUS	2,748	100	2,748	447,750
SFB	990	80	792	129,046
TOTALS	9,903		8,157	1,329,076

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0500 01 8,157 114.9500 172.42 1,406,430 2011 2011 0 0 0 5.50 94.50

1 SFR CUST - 100% - 2024 Heated Area: 7177 HX Base Yr 2024

Diagrams showing building footprints and sub-areas with labels: SFB 2015, FUS 2011, FOP 2011, BAS 2011, FGR 2011, FOP 2011, BAL 2011, STP 2011.

** This building has 11 Sub-Areas

95429 BARNWELL RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/05/2023 MLU

EXTRA FEATURES														
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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	94
2	0811	CONCRETE B	0 100	0	0	230.00	SF	5.20	5.20	100	2011	2011	3	92
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	94
4	1242	WD DECK A	0 100	0	0	184.00	SF	7.50	7.50	100	2012	2012	3	55
5	1242	WD DECK A	0 100	30	18	540.00	SF	7.50	7.50	100	2012	2012	3	55
6	0820	WOOD WALK	0 100	0	0	314.00	SF	17.63	17.63	100	2012	2012	3	40
7	0940	SHEDS/PORT	0 100	20	12	240.00	SF	30.00	30.00	100	2012	2012	3	55

LAND DESCRIPTION														
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
1	000130	C	SFR WATER	100		RSF-1	0.00	0.00	5.28	AC		1.00	1.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			1,329,076
TOTAL MARKET OB/XF VALUE			15,431
TOTAL LAND VALUE - MARKET			844,800
TOTAL MARKET VALUE			2,189,307
SOH/AGL Deduction			0
ASSESSED VALUE			2,189,307
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			2,139,307
TOTAL JUST VALUE			2,189,307
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,792,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22143	C0 ISSUED	0	03/10/2011
E21709	ELEC OTHER	2,500	04/01/2009
M14449	MECH OTHER	0	04/01/2009
E21571	ELEC OTHER	0	02/01/2009
P13632	OTHER	0	01/01/2009
R11691	REPAIR/RRF	25,000	12/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V I	RSN CD	SALE PRICE
2449/0852	4/02/2021	WD Q	I	01	1,670,000
GRANTOR: BREWER JENNIFER P & K					
GRANTEE: THAMES JOHN F REVOC					
2434/0388	2/16/2021	WD Q	I	01	1,670,000
GRANTOR: HOWINGTON MICHAEL & J					
GRANTEE: BREWER JENNIFER P &					

BUILDING NOTES														
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BUILDING DIMENSIONS

FOP=[YR=2011] W45 S12 BAS=[YR=2011] W20 S8 W14 S16 E8
FOP=[YR=2011] S34 FGR=[YR=2011] W12 S33 E8 S1 E14 N1 E8 N33
W18 \$ E6 N34 W6 \$ E6 S2 E20 S18 E16 S2 FOP=[YR=2011] S6
STP=[YR=2011] S7 E12 N7 W12 \$ E12 N6 W12 \$ E12 N2 E17 N44
W45 \$ E45 N12 \$ PTR= E30 FUS=[YR=2011] E14 N8 E20
FOP=[YR=2011] N12 E45 S12 W45 \$ E45 S44 W17 S2 BAL=[YR=2011]
S7 W12 N7 E12 \$ W12 N2 W16 N18 W20 N2 W14 N16 \$ W30 \$ PTR=
N40 FUS=[YR=2011] N9 W6 N16 E8 N3 E29 S4 E8 S15 W7 S9 W5 N9
W22 S9 W5 \$ S40 \$ PTR= N55 W45 SFB=[YR=2015] W30 S33 E30
N33\$ E45 S55\$.