

IN OR 622 PG 686
EX 4-2 & 4-3
R/W ESMT IN OR 659/777

PERRY MICHAEL & DONNA W
95373 BARNWELL ROAD
FERNANDINA BEACH, FL 32034

2024

46-3N-28-0000-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,408	100	1,408	176,750
FOP	343	30	103	12,930
FOP	576	30	173	21,717
FUS	544	100	544	68,290
SFB	85	80	68	8,536
UOP	84	20	17	2,134

TOTALS 3,040 2,313 290,358

EXTRA FEATURES

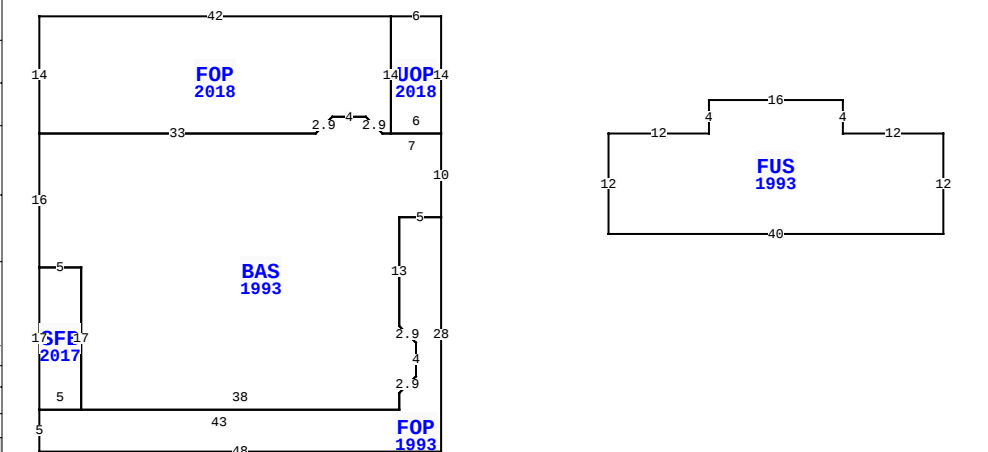
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0 100	0 0	1,152.00	SF	4.00	4.00	100	1998	1998	3	75	3,456	
2	0300	BOAT DCK W	0 100	0 0	704.00	SF	40.00	40.00	100	2005	2005	3	40	11,264	
3	0322	BOAT LFT L	0 100	0 0	1.00	UT	1,500.00	1,500.00	100	1998	1998	3	20	300	
4	0303	FLT DOCK W	0 100	10 20	200.00	SF	26.00	26.00	100	1998	1998	3	26	1,352	
5	0479	VF PICKET	0 100	0 0	88.00	LF	10.00	10.00	100	1998	1998	3	45	396	
6	0855	CONC PAVER	0 100	0 0	365.00	SF	10.00	10.00	100	2018	2018	3	97	3,541	

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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	100		RSF	1150.00	500.00	1.77	AC		1.00	1.00	1.00	160,000.00	160,000.00	283,200							

REVIEW DATE 01/16/2024 BY DJ

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,313	118.8495	148.56	343,619	1992	1992	0	0	0	15.50	84.50	
1 SNGL FAM - 100% - 1993					Heated Area: 2020					HX Base Yr 1993			



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

95373 BARNWELL RD, FERNANDINA BEACH

06/05/2023 MLU

TOTAL OB/XF														20,309
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Total Acres: 1.77 Total Land Value: 283,200 Market: 0 Agricultural: 0 Common: 283,200

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		299,908			
TOTAL MARKET OB/XF VALUE		280,309			
TOTAL LAND VALUE - MARKET		283,200			
TOTAL MARKET VALUE		603,417			
SOH/AGL Deduction		353,116			
ASSESSED VALUE		250,301			
TOTAL EXEMPTION VALUE		50,000		HX HB	
BASE TAXABLE VALUE		200,301			
TOTAL JUST VALUE		603,417			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		564,487			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706128	REPAIR/RRF	0	10/01/2017
B1706128	FOP W/ PAVERS	14,694	10/01/2017
4277	H/AC	5,422	07/24/1992
4807	NEW CONSTR	4,500	07/02/1992
8185	NEW CONSTR	87,725	06/22/1992

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U V I RSN CD SALE PRICE
0622/0686	3/26/1991	WD U V	48,000
GRANTOR: SCOTT GLADYS T			
GRANTEE: PERRY MICHAEL & DON			
0608/1090	10/01/1990	WD U V	07 100
GRANTOR: BROWN MARGARETTE M			
GRANTEE: SCOTT GLADYS T			

BUILDING NOTES			
BUILDING DIMENSIONS			
UOP=[YR=2018] N14 W6 FOP=[YR=2018] W42 S14 E33 U2 R2 E4 D2 R2 E1 N14\$ S14 E6\$ BAS=[YR=1993] W7 L2 U2 W4 D2 L2 W33 S16 SFB=[YR=2017] S17 FOP=[YR=1993] S5 E48 N28 W5 S13 R2 D2 S4 D2 L2 S2 W43\$ E5 N17 W5\$ E5 S17 E38 N2 U2 R2 N4 U2 L2 N13 E5 N10\$ PTR= E20 FUS=[YR=1993] E12 N4 E16 S4 E12 S12 W40 N12\$W20\$.			

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