IN OR 2695/827

MOORE THOMAS R & CATHY P L/E/
95357 BARNWELL RD
FERNANDINA BEACH, FL 32034

2024

46-3N-28-0000-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 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	05	STEEL 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

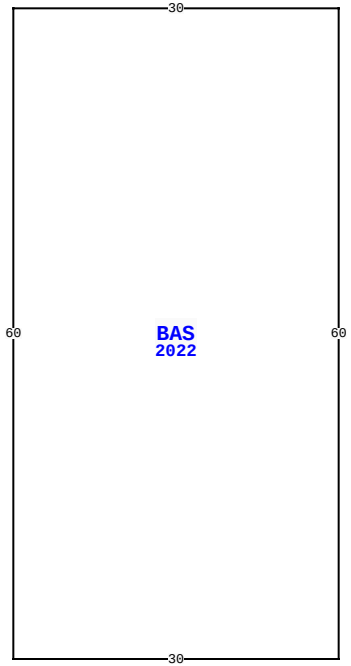
NEIGHBORHOOD/LOC 4020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	43,748
TOTALS	1,800		1,800	43,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,800	70.1500	24.55	44,190	2022	2022	0	0	0	1.00	99.00

1 GARAGE RES – 100% - 2024 Heated Area: 1800 HX Base Yr 2024



95357 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		441,883
TOTAL MARKET OB/XF VALUE		13,103
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		854,986
SOH/AGL Deduction		181,680
ASSESSED VALUE		673,306
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		623,306
TOTAL JUST VALUE		854,986
NCON VALUE		411,238
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005602	GARAGE	107,784	04/11/2022
22003693	NEW CONSTR	349,365	03/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2695/827	2/21/2024	LE	U	I	11	100
GRANTOR: MOORE THOMAS R & CATH						
GRANTEE: MOORE SARAH KATHRYN						
0636/0985	9/18/1991	WD	Q	V		24,000
GRANTOR: PERRY MICHAEL & D						
GRANTEE: MOORE TOM & CATHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S60 E30 N60$.

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	0812	CONCRETE C	1	100	0	0	1,406.00	SF	4.00	4.00	100	2023	2023		100	5,624	
2	0810	CONCRETE A	1	100	0	0	124.00	SF	6.50	6.50	100	2023	2023		100	806	
3	0855	CONC PAVER	1	100	0	0	495.00	SF	10.00	10.00	100	2023	2023		100	4,950	
4	0810	CONCRETE A	1	100	0	0	265.00	SF	6.50	6.50	100	2023	2023		100	1,723	

LAND DESCRIPTION

TOTAL OB/XF 13,103

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-	1135.00	750.00	2.50	AC		1.00	1.00	1.00	160,000.00	160,000.00	400,000							

REVIEW DATE 01/05/2023 BY DJ Total Acres: 2.50 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
Quality	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

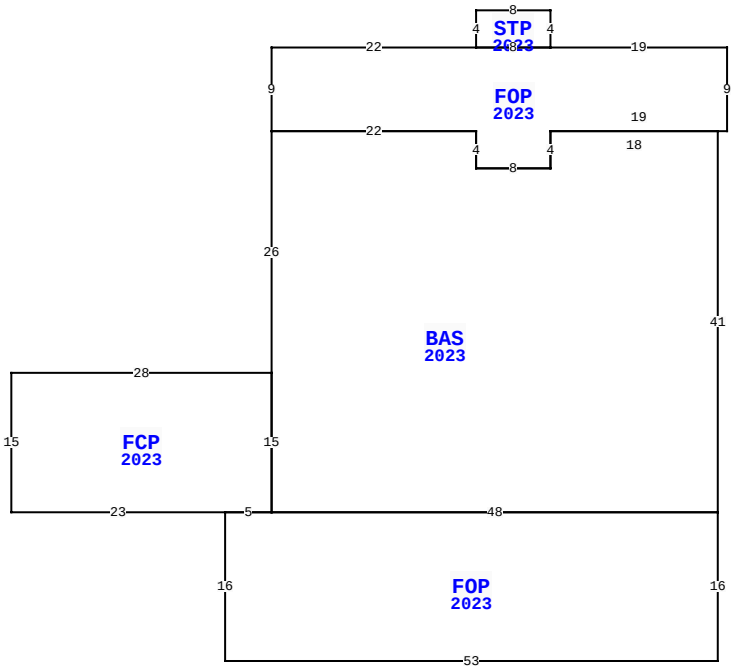
NEIGHBORHOOD/LOC 4020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,936	100	1,936	315,897
FCP	420	25	105	17,133
FOP	473	30	142	23,170
FOP	848	30	254	41,445
STP	32	10	3	490
TOTALS	3,709		2,440	398,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,440	108.7800	163.17	398,135	2023	2023	0	0	0	0.00	100.00

2 SFR CUST – 100% - 2024 Heated Area: 1936 HX Base Yr 2024



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0636/0985	9/18/1991	WD	Q	V		24,000
GRANTOR: PERRY MICHAEL & D						
GRANTEE: MOORE TOM & CATHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=69,10] W18 S4 W8 N4 W22 S26 S15 E48 N41 $
FOP=[YR=2023;ORIG=70,1] W19 W8 W22 S9 E22 S4 E8 N4 E19 N9 $
STP=[YR=2023;ORIG=51,-3] W8 S4 E8 N4 $
FOP=[YR=2023;ORIG=69,51] W48 W5 S16 E53 N16 $
FCP=[YR=2023;ORIG=21,36] W28 S15 E23 E5 N15 $
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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

REVIEW DATE 01/05/2023 BY DJ Total Acres: 2.50 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS