

CURTIS SCOTT F & REBECCA J
95247 BARNWELL RD
FERNANDINA BEACH, FL 32034

46-3N-28-5102-000C-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall		19	COMMON BRK 90							0900	01	2,460	134.2656	167.83	412,862	1988			0	0	26.35	73.65	VALUATION BY		STANDARD							
Exterior Wall		05	AVERAGE 10							1 SNGL FAM - 100% - 2021										Heated Area: 1908 HX Base Yr 2021												
Roof Structur		08	IRREGULAR 100																													
Roof Cover		08	CLAY TILE 100																													
Interior Wall		05	DRYWALL 100																													
Interior Floo		14	CARPET 70																													
Interior Floo		15	HARDTILE 30																													
Air Condition		03	CENTRAL 100																													
Heating Type		04	AIR DUCTED 100																													
Bedrooms			3 100																													
Bathrooms			2 100																													
Frame Stories Units		02	WOOD FRAME 100																													
		1.	1. 100																													
			0 100																													
BUD8 Adjustme Occupancy		04	DIST 01 100																													
		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	1,908	100	1,908	235,842																												
FGR	700	55	385	47,589																												
FOP	72	30	22	2,719																												
FOP	144	30	43	5,315																												
FST	72	55	40	4,944																												
PTO	189	5	9	1,112																												
USP	176	30	53	6,551																												
TOTALS		3,261		2,460	304,073																											
EXTRA FEATURES										95247 BARNWELL RD, FERNANDINA BEACH																						
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	0810	CONCRETE A	0 100	0	0	303.00	SF	6.50	6.50	100	1988	1988	3	54.5	1,073																	
2	0812	CONCRETE C	0 100	0	0	2,661.00	SF	4.00	4.00	100	1988	1988	3	54.5	5,801																	
3	0810	CONCRETE A	0 100	22	9	198.00	SF	6.50	6.50	100	1988	1988	3	54.5	701																	
4	0810	CONCRETE A	0 100	11	16	176.00	SF	6.50	6.50	100	1988	1988	3	54.5	623																	
5	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280																	
6	1127	BRICK 8"	0 100	0	0	100.00	SF	11.00	11.00	100	1988	1988	3	84	924																	
7	0861	POOL GUNIT	1 100	0	0	312.00	SF	85.00	85.00	100	2023	2023		100	26,520																	
8	0855	CONC PAVER	1 100	0	0	590.00	SF	10.00	10.00	100	2023	2023		100	5,900																	
LAND DESCRIPTION										TOTAL OB/XF 42,822																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000115	C	SFR ACRES	100		RSF-1	0.00	0.00	1.44	AC		1.00	1.00	1.00	80,000.00	80,000.00	115,200															
REVIEW DATE		04/10/2023		BY	DJ		Total Acres: 1.44		Total Land Value: 115,200		Market: 0		Agricultural: 0		Common: 115,200		PRINTED 08/06/2024 BY SYS															