PT TRACT C
LIVE OAK PLANTATION PB 4/117

CADDELL CHRISTOPHER
95239 BARNWELL RD
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5102-000C-0030

BUILDING CHARACTERISTICS

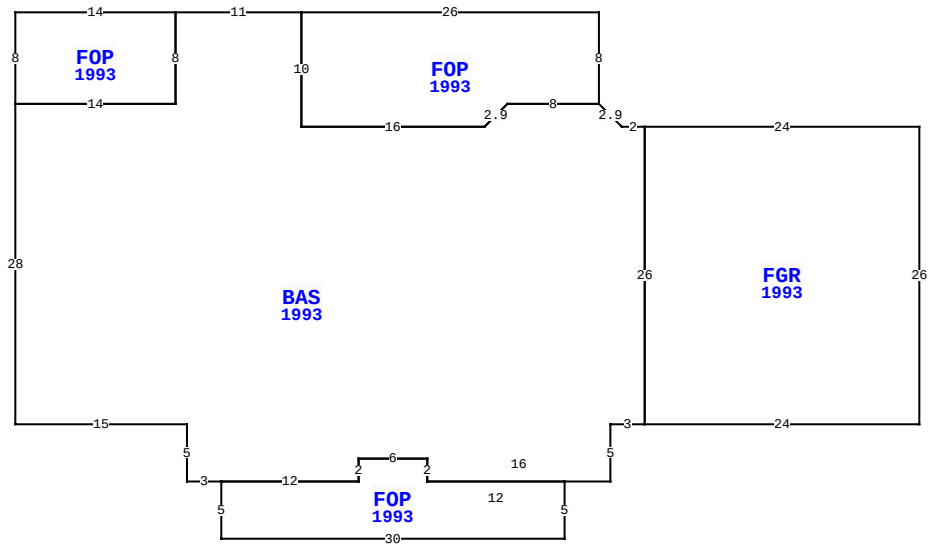
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1,761	100	1,761	194,523
FGR	624	55	343	37,889
FOP	112	30	34	3,756
FOP	162	30	49	5,413
FOP	242	30	73	8,064
TOTALS	2,901		2,260	249,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,260	114.8364	143.55	324,423	1992	1992	0	0	0	23.05	76.95

1 SNGL FAM – 100% - 2024 Heated Area: 1761 HX Base Yr 2024



95239 BARNWELL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		249,643
TOTAL MARKET OB/XF VALUE		3,236
TOTAL LAND VALUE - MARKET		104,000
TOTAL MARKET VALUE		356,879
SOH/AGL Deduction		0
ASSESSED VALUE		356,879
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		306,879
TOTAL JUST VALUE		356,879
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7700	NEW CONSTR	82,905	11/27/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2409/1912	11/18/2020	FJ	U	I	11	100
GRANTOR: CADDELL CHERYL RAE ES						
GRANTEE: CADDELL CHRISTOPHER						
2409/1909	11/18/2020	FJ	U	I	11	100
GRANTOR: CADDELL CHERYL RAE ES						
GRANTEE: CADDELL CHRISTOPHER						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	822.00	SF	5.20	5.20	100	1992	1992	3	64	2,736	
2	1242	WD DECK A	0	100	0	0	250.00	SF	10.00	10.00	100	1994	1994	3	20	500	

BUILDING DIMENSIONS

FGR=[YR=1993] W24 BAS=[YR=1993] W2 L2 U2 FOP=[YR=1993] N8 W26 S10 E16 R2 U2 E8$ W8 D2 L2 W16 N10 W11 FOP=[YR=1993] W14 S8 E14 N8$ S8 W14 S28 E15 S5 E3 FOP=[YR=1993] S5 E30 N5 W12 N2 W6 S2 W12$ E12 N2 E6 S2 E16 N5 E3 N26$ S26 E24 N26$.

LAND DESCRIPTION

TOTAL OB/XF 3,236

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	000115	C	SFR ACRES	100		RSF-1	0.00	0.00	1.30	AC		1.00	1.00	1.00	80,000.00	80,000.00	104,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.30 Total Land Value: 104,000 Market: 0 Agricultural: 0 Common: 104,000 PRINTED 08/06/2024 BY SYS