LOT 1
IN OR 2245/1137
LANCEFORD OAKS PB 5/145

BENNETT CHRISTOPHER W
95345 BARNWELL RD
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5100-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	08	SHT VINYL 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

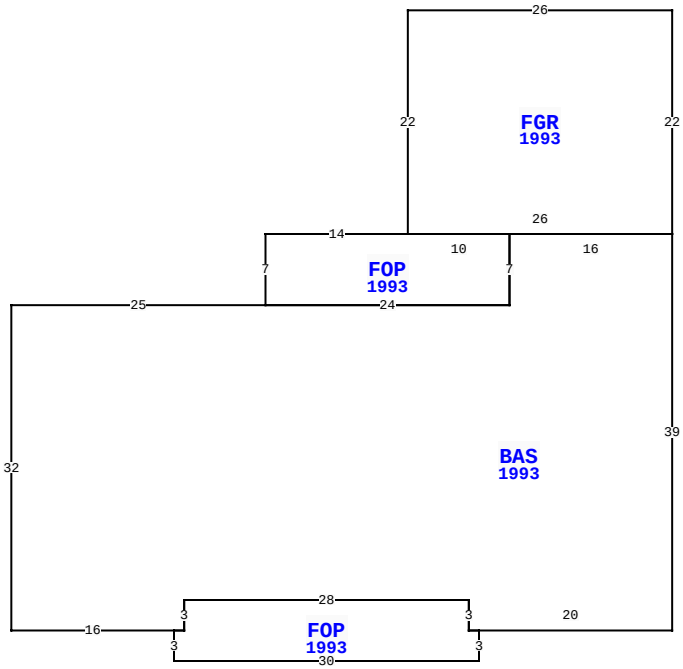
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2,108	236,219
FGR	572	55	315	35,298
FOP	168	30	50	5,603
FOP	174	30	52	5,827
TOTALS	3,022		2,525	282,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,525	121.9680	152.46	384,962	1990	1990	0	0	0	26.50	73.50

1 SNGL FAM – 100% - 2019 Heated Area: 2108 HX Base Yr 2019



95345 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		292,266
TOTAL MARKET OB/XF VALUE		5,242
TOTAL LAND VALUE - MARKET		102,400
TOTAL MARKET VALUE		399,908
SOH/AGL Deduction		130,077
ASSESSED VALUE		269,831
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		214,831
TOTAL JUST VALUE		399,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3282	H/AC	2,550	01/30/1990
3282	H/AC	2,550	01/30/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2245/1137	12/22/2018	TD	U	I	11	100
GRANTOR: LEE FAMILY REVOCABLE						
GRANTEE: BENNETT CHRISTOPHER						
1677/0110	5/07/2010	WD	U	I	14	100
GRANTOR: LEE CARL EDWARD & LEL						
GRANTEE: LEE CARL E & LELA M						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W26 S22 FOP=[YR=1993] W14 S7 BAS=[YR=1993] W25 S32 E16 FOP=[YR=1993] S3 E30 N3 W1 N3 W28 S3 W1 $ E1 N3 E28 S3 E20 N39 W16 S7 W24 $ E24 N7 W10 $ E26 N22 $.

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	0810	CONCRETE A	0	100	20	37	740.00	SF	6.50	6.50	100	1990	1990	3	59.5	2,862	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 5,242

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	1.28	AC		1.00	1.00	1.00	80,000.00	80,000.00	102,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.28 Total Land Value: 102,400 Market: 0 Agricultural: 0 Common: 102,400 PRINTED 08/06/2024 BY SYS

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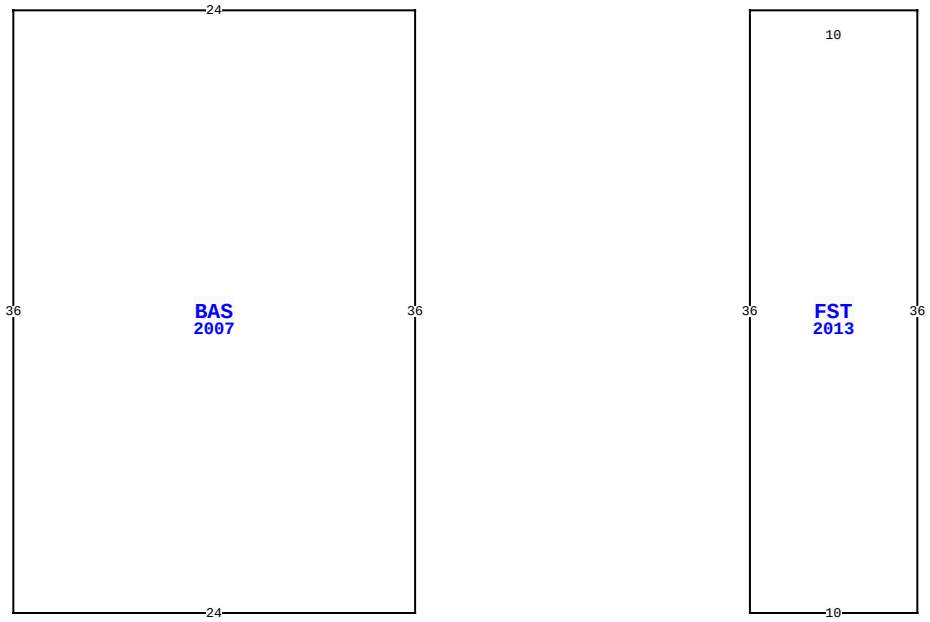
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	864	100	864	7,582
FST	360	55	198	1,738
TOTALS	1,224		1,062	9,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,062	50.1380	17.55	18,638	1994	1994	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2019 Heated Area: 864 HX Base Yr 2019



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NASSAU COUNTY PROPERTY

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GRANTOR: LEE CARL EDWARD & LEL						
GRANTEE: LEE CARL E & LELA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W24 S36 E24 N36$ PTR= E30 FST=[YR=2013] S36 W10 N36 E10 $ W30 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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