

LOT 1 & PT OF LOT 3
IN OR 1853/1234 & OR 1250/1895
TWIN OAKS PB 6/40

MCKINNON JEANNIE
PO BOX 1943
FERNANDINA BEACH, FL 32035-1943

2024

46-3N-28-5804-0001-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 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	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
Occupancy	00 NONE 100

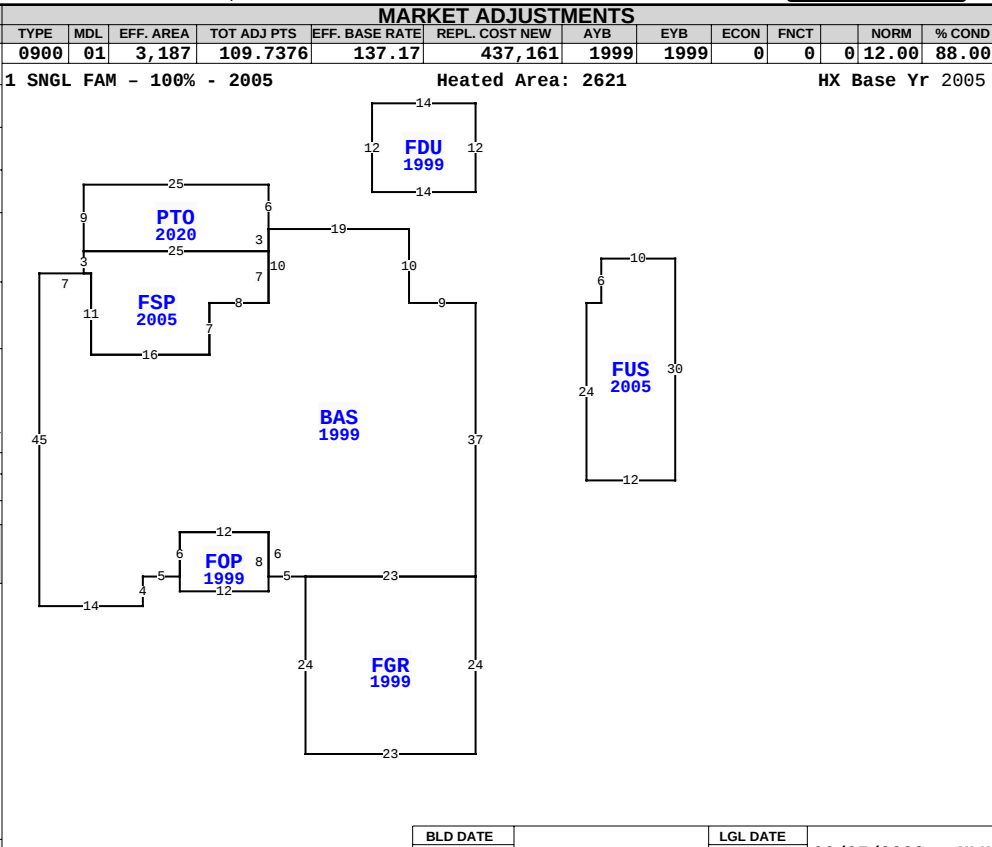
Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC 4020.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,273	100	2,273	274,373
FDU	168	65	109	13,158
FGR	552	55	304	36,696
FOP	96	30	29	3,501
FSP	283	40	113	13,640
FUS	348	100	348	42,007
PTO	225	5	11	1,328
TOTALS	3,945		3,187	384,702

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	28	5	140.00	SF	6.50	6.50	100	1999
2	0812	CONCRETE C	0 100	0	0	6,684.00	SF	4.00	4.00	100	1999
3	0940	SHEDS/PORT	0 100	14	16	224.00	SF	60.00	60.00	100	2000
4	0940	SHEDS/PORT	0 100	10	11	110.00	SF	30.00	30.00	100	2000
5	0861	POOL GUNIT	0 100	0	0	572.00	SF	85.00	85.00	100	2006
6	0845	KOOL DECK	0 100	0	0	645.00	SF	7.25	7.25	100	2006
7	0476	VF 6 SBPL	0 100	0	0	72.00	LF	32.00	32.00	100	2014
8	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2014
9	0911	SCRN RM A	0 100	0	0	225.00	SF	17.50	17.50	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		RSF-1	0.00	0.00	1.00	AC	1.00
2	000115	C	SFR ACRES	100		RSF-1	0.00	0.00	0.90	AC	1.00



95261 BARNWELL RD, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
AG DATE											
06/05/2023 MLU											

TOTAL OB/XF											
55,906											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		384,702	
TOTAL MARKET OB/XF VALUE		55,906	
TOTAL LAND VALUE - MARKET		144,800	
TOTAL MARKET VALUE		585,408	
SOH/AGL Deduction		250,164	
ASSESSED VALUE		335,244	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		285,244	
TOTAL JUST VALUE		585,408	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		570,960	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2002432	SCRN ENCLSRE	5,916	03/18/2020
B17095	SWIM POOL	34,200	02/01/2006
B0617095	SWIM POOL	34,200	01/01/2005
9805531	NEW CONSTR	130,399	11/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1853/1234	4/25/2013	QC U	V	11	
					SALE PRICE
					19,500
GRANTOR: MADERSKI WALTER D JR					
GRANTEE: MCKINNON JEANNIE					
1250/1895	8/05/2004	WD	Q	I	
					362,500
GRANTOR: KRASKO ROBERT & SUSAN					
GRANTEE: MCKINNON JEANNIE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W9 N10 W19 PTO=[YR=2020] N6 W25 S9 FSP 2005= S3 E1 S11 E16 N7 E8 N7 W25 \$ E25 N3 \$ S10 W8 S7 W16 N11 W7 S45 E14 N4 E5 FOP=[YR=1999] S2 E12 N8 W12 S6 \$ N6 E12 S6 E5 FGR=[YR=1999] S24 E23 N24 W23 \$ E23 N37 \$ PTR= E15 FUS=[YR=2005] E2 N6 E10S30W12 N24 \$ W15 \$ PTR= N15 FDU=[YR=1999] N12 W14 S12 E14 \$ S15 \$.											