PT OF SW1/4 OF NE1/4 PAR 3-2
IN OR 2294/1123 (EX PAR'S 3-7 & 3-8)

BARKER CHARLES A & MARCIE J/
P O BOX 15553
FERNANDINA BEACH, FL 32035

2025

23-2N-23-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

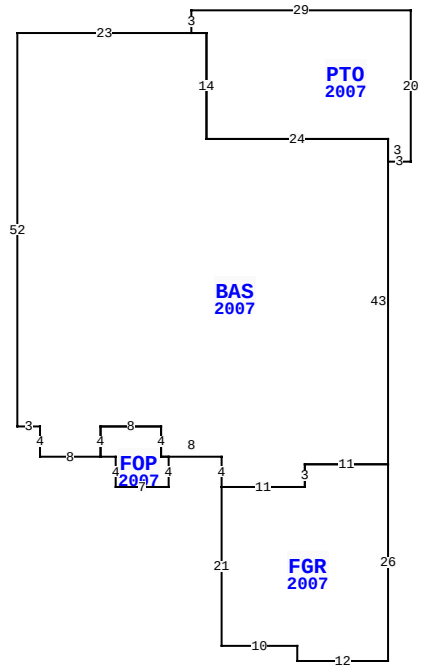
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,419	100	2007	2,419	262,851
FGR	519	55	2007	285	30,969
FOP	60	30	2007	18	1,956
PTO	474	5	2007	24	2,608
TOTALS	3,472			2,746	298,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,746	94.3488	124.54	341,987	2007	2007	0	0	0	12.75	87.25

2 SNGL FAM – 100% - 2020 Heated Area: 2419 HX Base Yr 2020



25055 THUMPER LN, HILLIARD

BLD DATE	11/01/2007 JH	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		313,421
TOTAL MARKET OB/XF VALUE		20,728
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		379,149
SOH/AGL Deduction		107,834
ASSESSED VALUE		271,315
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		220,593
TOTAL JUST VALUE		379,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,627

TEAR OFF AND REPLACE SHINGLES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008905	NEW ROOF	22,086	07/12/2023
21013547	GARAGE	38,152	10/05/2021
M13083	MECH OTHER	0	07/01/2007
E19380	ELEC OTHER	2,000	06/01/2007
P12455	OTHER	0	06/01/2007
C19936	CO ISSUED	0	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2294/1123	7/29/2019	WD	Q	I	01	279,900
GRANTOR: NOLES MICHAEL R & JAN						
GRANTEE: BARKER CHARLES A &						
1796/0406	6/01/2012	WD	Q	I	01	190,000
GRANTOR: GESSLER LEWIS R & JUN						
GRANTEE: NOLES MICHAEL R & J						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] W29S3BAS=[YR=2007] W23S52E3 S4E8FOP=[YR=2007] E2S4E7N4W1N4W8S4$ N4E8S4E8S4FGR=[YR=2007] S21E10S2E12 N26W11S3W11$E11N3E11N43W24N14 W2$E2S14E24S3E3N20$.

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	1127	BRICK 8"	0	100	0	0	72.00	SF	5.50	5.50	100	2007	2007	3	96	380	
2	0812	CONCRETE C	0	100	0	0	1,105.00	SF	4.00	4.00	100	2007	2007	3	87	3,845	
3	0812	CONCRETE C	0	100	0	0	1,153.00	SF	4.00	4.00	100	2011	2011	3	91	4,197	
4	0810	CONCRETE A	0	100	0	0	469.00	SF	6.50	6.50	100	2021	2021	3	99	3,018	
5	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	30.00	100	2020	2020	3	86	9,288	

LAND DESCRIPTION

TOTAL OB/XF 20,728

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	000100	C	RES	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 12/13/2021 BY TW Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS

PT OF SW1/4 OF NE1/4 PAR 3-2
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FERNANDINA BEACH, FL 32035

2025

23-2N-23-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

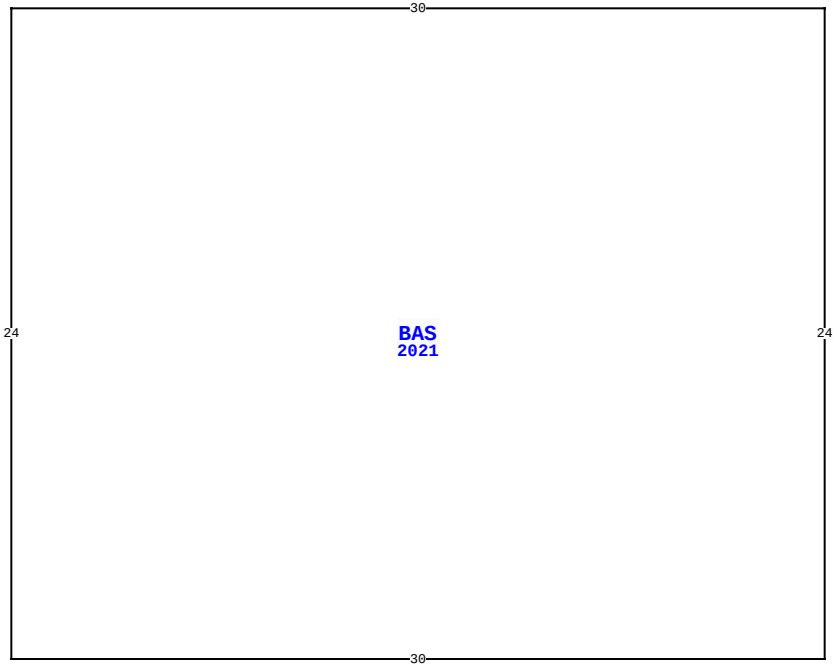
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2021	720	15,037
TOTALS	720			720	15,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	58.1900	21.53	15,502	2021	2021	0	0	0	3.00	97.00

3 GARAGE RES – 100% - 2020 Heated Area: 720 HX Base Yr 2020



25055 THUMPER LN, HILLIARD

BLD DATE	11/01/2007 JH	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
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TOTAL JUST VALUE		379,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19936	NEW CONSTR	220,000	05/01/2007
R10383	REPAIR/RRF	6,000	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2294/1123	7/29/2019	WD	Q	I	01	279,900
GRANTOR: NOLES MICHAEL R & JAN						
GRANTEE: BARKER CHARLES A &						
1796/0406	6/01/2012	WD	Q	I	01	190,000
GRANTOR: GESSLER LEWIS R & JUN						
GRANTEE: NOLES MICHAEL R & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S24 E30 N24$.

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

REVIEW DATE 12/13/2021 BY TW Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS