

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

1503

CONC BLOCK 100
GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

08

SHT VINYL 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

2 100

Bathrooms

1 100

Frame

03

MASONRY 100

Stories

1.

1. 100

Units

0 100

BUD8 Adjustme

04

DIST 01 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4020.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,000

100

1993

1,000

79,534

BAS

140

100

2009

140

11,135

FOP

15

30

2009

4

318

SFB

240

80

2009

192

15,271

UOP

100

20

2009

20

1,591

TOTALS

1,495

1,356

107,848

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCT% COND

0100011,35698.800098.80133,973196119850019.5080.50

1 SINGLE FAM - 100% - 1981Heated Area: 1332HX Base Yr 1981

1010101010

UOP2009

101010

BAS2009

1010

1020102010

SFB2009

101010

BAS1993

1020

333

FOP2009

333

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/07/2025

MLU

EXTRA FEATURES

95080 BARNWELL RD, FERNANDINA BEACH

L N

OB/XF CODE

DESCRIPTION

BLDCAPL 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

200.00

SF

6.50

6.50

100

1985

1985

3

44

572

LAND DESCRIPTION

TOTAL OB/XF

572

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 000100

C

RES

100 00006

RSF-1

0.00

0.00

1.00

AC

1.00

1.00

1.00

100,000.00

100,000.00

100,000

REVIEW DATE

03/01/2024

BY

NWA

Total Acres: 1.00

Total Land Value: 100,000

Market: 0

Agricultural: 0

Common: 100,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

107,848572100,000208,420

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUETOTAL JUST VALUE

145,53062,89037,890208,420

HX HBINCOME VALUEPREVIOUS YEAR MKT VALUE

25,0000183,703

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

0312/05444/01/1980WDQI28,000

GRANTOR:

GRANTEE:

0108/03141/01/1971TAQI14,300

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28BAS=[YR=2009] N10 W14 UOP=[YR=2009] W10 S10 E10 N10 \$S10 E14 \$ W24 S10 SFB=[YR=2009] S20 E12 N20W12\$ E12 S12 E13FOP=[YR=2009] S3 E5 N3 W5 \$ E27 N22\$.