LOT 5
BARNWELL ESTATES PB 5/226

BALES KIMERIE & BRUCE L/E/
PO BOX 1184
YULEE, FL 32041

2025

39-2N-28-011B-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

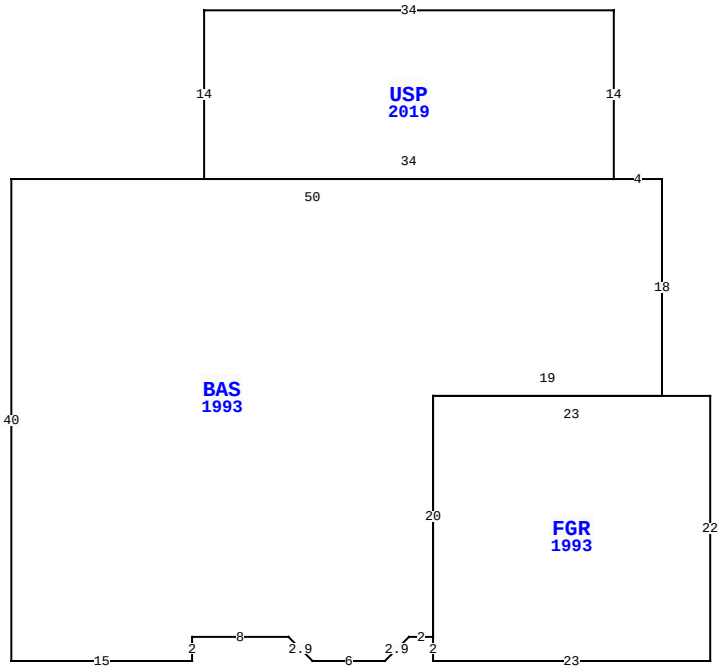
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,718	100	1993	1,718	184,103
FGR	506	55	1993	278	29,791
USP	476	30	2019	143	15,324
TOTALS	2,700			2,139	229,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,139	128.0272	128.03	273,856	1989	1989	0	0	0	16.30	83.70

1 SINGLE FAM – 100% - 2025 Heated Area: 1718 HX Base Yr 2025



96193 BARNWELL CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		229,217
TOTAL MARKET OB/XF VALUE		6,392
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		360,609
SOH/AGL Deduction		16,111
ASSESSED VALUE		344,498
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		293,776
TOTAL JUST VALUE		360,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2971	H/AC	1,900	04/04/1989
5626	NEW CONSTR	1,600	01/10/1989
5418	NEW CONSTR	62,370	01/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/30	5/21/2024	LE	U	I	11	100
GRANTOR: BALES BRUCE & KIMERIE						
GRANTEE: LEE HANNAH J						
2711/1975	5/15/2024	WD	Q	I	01	388,500
GRANTOR: EDWARDS KRISTIN M & D						
GRANTEE: BALES KIMERIE & BRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 USP=[YR=2019] N14 W34 S14 E34$ W50 S40 E15 N2 E8 D2 R2 E6 U2 R2 E2 FGR=[YR=1993] S2 E23 N22 W23 S20 $ N20 E19 N18 $.

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	0812	CONCRETE C	0	100	0	0	1,712.00	SF	4.00	4.00	100	1989	1989	3	54.5	3,732	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 6,392

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 11/19/2019 BY KWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS