LOT 11
IN OR 1329/621
BARNWELL ESTATES PB5/226

PARKER GEORGE W JR
96093 BARNWELL CIRCLE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-011B-0011-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

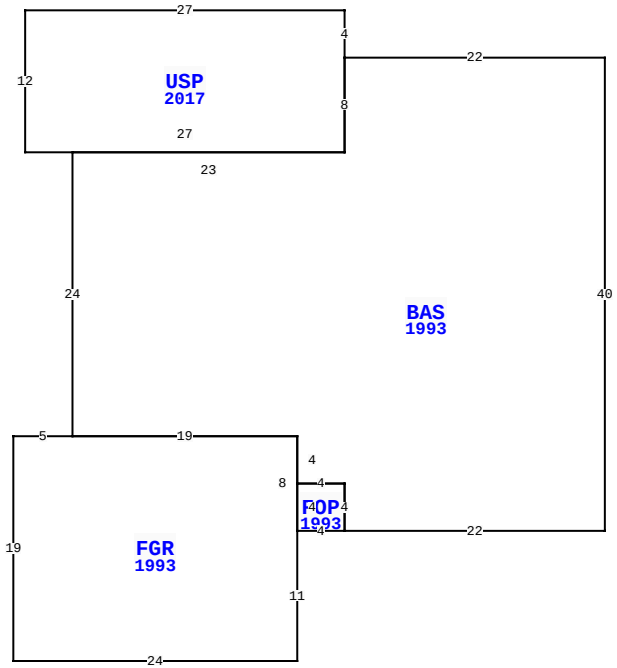
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,448	100	1993	1,448	153,761
FGR	456	55	1993	251	26,653
FOP	16	30	1993	5	531
USP	324	30	2017	97	10,300
TOTALS	2,244			1,801	191,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,801	126.0400	126.04	226,998	1990	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 1999 Heated Area: 1448 HX Base Yr 1999



96093 BARNWELL CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		191,246
TOTAL MARKET OB/XF VALUE		7,041
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		323,287
SOH/AGL Deduction		178,152
ASSESSED VALUE		145,135
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,413
TOTAL JUST VALUE		323,287
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R207803	REPAIR/RRF	11,700	09/01/2020
B1702609	WINDOWS	11,500	05/01/2017
03526	H/AC	1,900	09/12/1990
6934	NEW CONSTR	1,600	09/06/1990
4040	NEW CONSTR	1,500	08/21/1990
6670	NEW CONSTR	52,698	08/16/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1329/0621	6/29/2005	QC	Q	I	01	100
GRANTOR: PARKER GEORGE W JR						
GRANTEE: PARKER GEORGE W JR						
0816/0021	12/09/1997	WD	Q	I		91,000
GRANTOR: ROUTH JACK K & CATHER						
GRANTEE: PARKER GEORGE W JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 USP=[YR=2017] N4 W27 S12 E27 N8$ S8 W23 S24 FGR=[YR=1993] W5 S19E24 N11 FOP=[YR=1993] E4 N4 W4 S4 $ N8 W19$ E19 S4 E4 S4 E22 N40 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0812	CONCRETE C	0	100	0	0	1,759.00	SF	4.00	4.00	100	1990	1990	3	57	4,011	
3	1242	WD DECK A	0	100	18	10	180.00	SF	10.00	10.00	100	2010	2010	3	40	720	

LAND DESCRIPTION

TOTAL OB/XF 7,041

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS