LOT 13
IN OR 1163/254
BARNWELL ESTATES PB5/226

DANIELS ANTHONY L & MARGUERITE
96037 BARNWELL CIRCLE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-011B-0013-0000

BUILDING CHARACTERISTICS

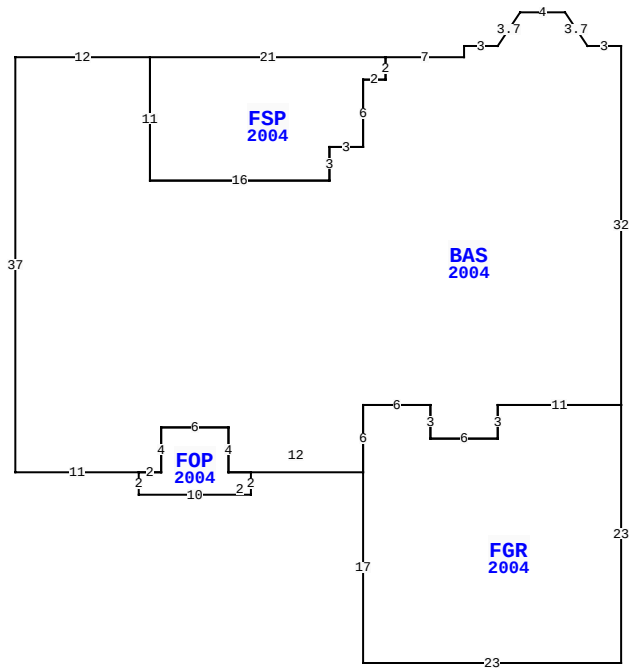
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 04
NEIGHBORHOOD/LOC	4019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,682	100	2004	1,682	199,748
FGR	511	55	2004	281	33,371
FOP	44	30	2004	13	1,544
FSP	204	40	2004	82	9,738
TOTALS	2,441			2,058	244,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,058	99.5778	131.44	270,504	2004	2004	0	0	0	9.65	90.35

1 SNGL FAM – 100% - 2005 Heated Area: 1682 HX Base Yr 2005



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

96037 BARNWELL CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		244,400
TOTAL MARKET OB/XF VALUE		10,323
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		379,723
SOH/AGL Deduction		194,958
ASSESSED VALUE		184,765
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,043
TOTAL JUST VALUE		379,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311766	NEW CONSTR	0	05/10/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1229/1952	5/12/2004	WD	Q	I		169,000
GRANTOR: JOHNSON-FERREIRA BUIL						
GRANTEE: DANIELS ANTHONY L &						
1163/0254	8/18/2003	WD	Q	V	06	100
GRANTOR: FERRIERA TODD & STEVE						
GRANTEE: JOHNSON-FERREIRA BU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W3 U3 L2 W4 D3 L2 W3 S1 W7 FSP=[YR=2004] W21 S11 E16 N3 E3 N6 E2 N2$ S2 W2 S6 W3 S3 W16 N11 W12 S37 E11 FOP=[YR=2004] S2 E10 N2 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E12 FGR=[YR=2004] S17 E23 N23 W11 S3W6 N3 W6 S6$ N6 E6 S3 E6 N3 E11 N32$.

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	2004	2004	3	87	3,045	
2	1242	WD DECK A	0	100	0	0	517.00	SF	10.00	10.00	100	2004	2004	3	21	1,086	
3	0812	CONCRETE C	0	100	0	0	1,865.00	SF	4.00	4.00	100	2004	2004	3	83	6,192	

LAND DESCRIPTION

TOTAL OB/XF 10,323

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