LOT 14
BARNWELL ESTATES PB 5/226

SIMMONS REEVES E
96019 BARNWELL CIRCLE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-011B-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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

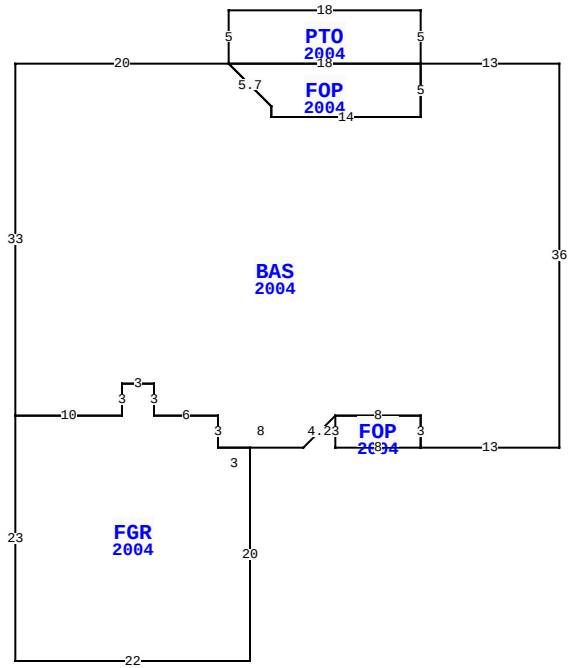
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	2004	1,664	191,797
FGR	506	55	2004	278	32,043
FOP	24	30	2004	7	806
FOP	78	30	2004	23	2,651
PTO	90	5	2004	4	461
TOTALS	2,362			1,976	227,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,976	97.0200	128.07	253,066	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2025 Heated Area: 1664 HX Base Yr 2025



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

96019 BARNWELL CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		227,759
TOTAL MARKET OB/XF VALUE		9,269
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		362,028
SOH/AGL Deduction		0
ASSESSED VALUE		362,028
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		311,306
TOTAL JUST VALUE		362,028
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24291	XFOB	3,866	01/01/2011
B031162	NEW CONSTR	180,000	08/27/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2711/1009	5/01/2024	WD	Q	I	01	425,000
GRANTOR: DLC CAMPO HOLDINGS LL						
GRANTEE: SIMMONS REEVES E						
2676/1738	10/20/2023	WD	U	I	37	290,000
GRANTOR: OZELL REAL ESTATE LLC						
GRANTEE: DLC CAMPO HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W13 PTO=[YR=2004] N5 W18 S5 E18$ FOP=[YR=2004] W18 D4 R4 S1 E14 N5$ S5 W14 N1 U4 L4 W20 S33
FGR=[YR=2004] S23 E22 N20 W3 N3 W6 N3 W3 S3 W10$ E10 N3 E3 S3 E6 S3 E8 U3 R3 FOP=[YR=2004] S3 E8 N3 W8$ E8 S3 E13 N36$
.

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	0812	CONCRETE C	0	100	0	0	1,569.00	SF	4.00	4.00	100	2004	2004	3	83	5,209	
3	0855	CONC PAVER	0	100	18	6	108.00	SF	10.00	10.00	100	2014	2014	3	94	1,015	

LAND DESCRIPTION

TOTAL OB/XF 9,269

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