

LOT 15
IN OR 1843/312
BARNWELL ESTATES PB 5/226

VURNAKES SCOTT
96284 BARNWELL CIRCLE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-011B-0015-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 4														
Exterior Wall	05	AVERAGE 80	0100	01	1,984	127.8018	127.80	253,555	1998	1998	0	0	12.80	87.20	VALUATION SUMMARY														
Exterior Wall	16	WD FR STUC 20	1 SINGLE FAM - 100% - 2015												Heated Area: 1744														
Roof Structure	03	GABLE/HIP 100													HX Base Yr 2015														
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 80																											
Interior Floo	18	SLATE 20																											
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	1,344	100	1998	1,344	149,777																								
BAS	400	100	2015	400	44,577																								
FGR	400	55	1998	220	24,517																								
FOP	42	30	1998	13	1,448																								
PTO	144	5	2015	7	780																								
TOTALS			2,330		1,984	221,100																							
EXTRA FEATURES										96284 BARNWELL CIR, FERNANDINA BEACH																			
L N	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	1998	1998	3	80	2,800													
2	0811	CONCRETE B	0	100	0	0	1,275.00	SF	5.20	5.20	100	1998	1998	3	73	4,840													
3	0476	VF 6 SBPL	0	100	0	0	24.00	LF	32.00	32.00	100	2006	2006	3	66	507													
4	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00	32.00	100	2019	2019	3	94	3,008													
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564													
6	0812	CONCRETE C	0	100	0	0	1,350.00	SF	4.00	4.00	100	2020	2020	3	98	5,292													
7	0600	SUMMER KIT	0	100	1	0	1.00	UT	2,500.00	2,500.00	100	2020	2020	3	86	2,150													
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	86	1,720													
9	0861	POOL GUNIT	0	100	0	0	497.00	SF	85.00	85.00	100	2020	2020	3	90	38,021													
10	0855	CONC PAVER	0	100	0	0	1,050.00	SF	10.00	10.00	100	2020	2020	3	98	10,290													
LAND DESCRIPTION										TOTAL OB/XF 69,192																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 02/25/2021 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS																													

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