LOT 20
BARNWELL ESTATES PB 5/226

GARCIA DANIEL
96120 BARNWELL CIRCLE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-011B-0020-0000

BUILDING CHARACTERISTICS

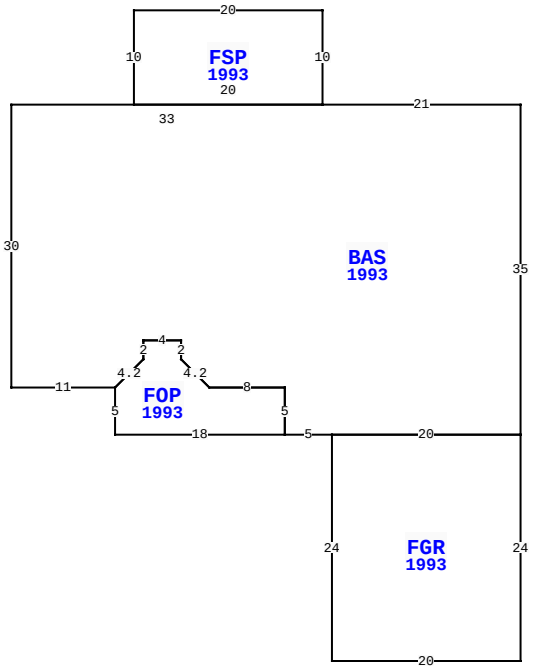
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,716	100	1993	1,716	194,051
FGR	480	55	1993	264	29,854
FOP	119	30	1993	36	4,071
FSP	200	40	1993	80	9,047
TOTALS	2,515			2,096	237,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,096	128.1399	128.14	268,581	1990	2000	0	0	0	11.75	88.25

1 SINGLE FAM – 100% - 2024 Heated Area: 1716 HX Base Yr 2024



96120 BARNWELL CIR, FERNANDINA BEACH

BLD DATE	01/08/2008	RK	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		237,023
TOTAL MARKET OB/XF VALUE		6,205
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		368,228
SOH/AGL Deduction		51,411
ASSESSED VALUE		316,817
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		266,095
TOTAL JUST VALUE		368,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2504/1713	10/12/2021	WD	Q	I	02	385,000
GRANTOR: YONN JAMES HARRISON						
GRANTEE: GARCIA DANIEL						
2146/1240	9/18/2017	WD	Q	I	01	190,000
GRANTOR: CAHILL DANIEL R & CAR						
GRANTEE: YONN JAMES HARRISON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 FSP=[YR=1993] N10 W20 S10 E20 $ W33 S30 E11 FOP=[YR=1993] S5 E18 N5 W8 U3 L3 N2 W4 S2 D3 L3 $ U3 R3 N2 E4 S2 D3 R3 E8 S5 E5 FGR=[YR=1993] S24 E20 N24 W20 $ E20 N35 $.

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	0811	CONCRETE B	0	100	0	0	1,314.00	SF	5.20	5.20	100	1990	1990	3	57	3,895	

LAND DESCRIPTION

TOTAL OB/XF 6,205

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