LOT 22
IN OR 1370/366
BARNWELL ESTATES PB5/226

SAUNDERS PATRICIA/SAUNDERS ORVILLE JR EST
96064 BARNWELL CIRCLE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-011B-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

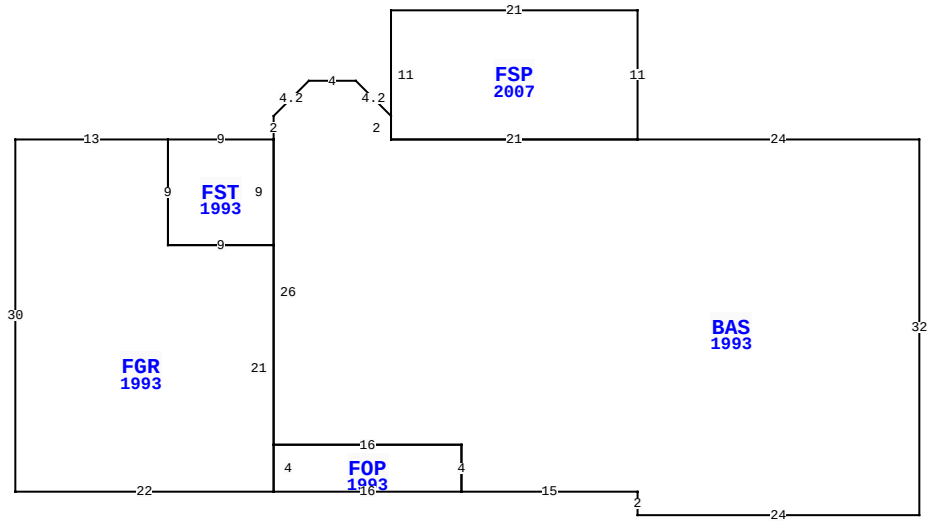
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,675	100	1993	1,675	175,464
FGR	579	55	1993	318	33,312
FOP	64	30	1993	19	1,990
FSP	231	40	2007	92	9,637
FST	81	55	1993	45	4,714
TOTALS	2,630			2,149	225,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,149	123.9700	123.97	266,412	1990	1990	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 2006 Heated Area: 1675 HX Base Yr 2006



96064 BARNWELL CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,118
TOTAL MARKET OB/XF VALUE		9,081
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		359,199
SOH/AGL Deduction		198,212
ASSESSED VALUE		160,987
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		105,265
TOTAL JUST VALUE		359,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009058	REMODEL EXISTING/	80,000	08/02/2024
3973	NEW CONSTR	3,400	07/03/1990
6574	NEW CONSTR	56,250	06/29/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1370/0366	11/30/2005	WD	Q	I		225,000
GRANTOR: SINCLAIR GERALD W SR						
GRANTEE: SAUNDERS ORVILLE L						
1134/0544	5/02/2003	WD	Q	I		134,000
GRANTOR: HOWINGTON MICHAEL D &						
GRANTEE: SINCLAIR GERALD W S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FSP=[YR=2007] N11 W21 S11 E21$ W21 N2 L3 U3 W4 D3 L3 S2 FST=[YR=1993] W9 FGR=[YR=1993] W13 S30 E22 FOP=[YR=1993] E16 N4 W16 S4 $ N21 W9N9 $ S9 E9 N9 $ S26 E16 S4 E15S2 E24 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	1990	1990	3	66	2,310	
2	0811	CONCRETE B	0	100	0	0	1,284.00	SF	5.20	5.20	100	1990	1990	3	57	3,806	
3	0811	CONCRETE B	0	100	0	0	687.00	SF	5.20	5.20	100	2004	2004	3	83	2,965	

LAND DESCRIPTION

TOTAL OB/XF 9,081

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