PT OF SEC 46-3N-28
IN OR 2480/759
(EX OR 2365/1031)

LOURCEY BRENDA J L/E/
95321 BARNWELL RD
FERNANDINA BEACH, FL 32034

2025

46-3N-28-0000-0007-0140

BUILDING CHARACTERISTICS

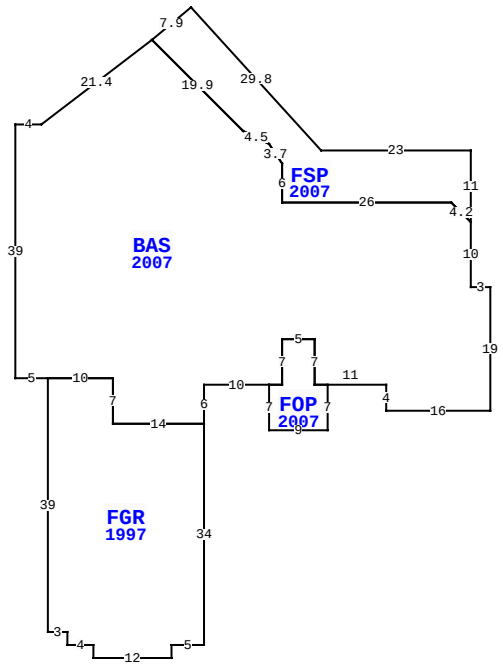
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,768	100	2007	2,768	327,921
FGR	904	55	1997	497	58,879
FOP	98	30	2007	29	3,436
FSP	427	40	2007	171	20,258
TOTALS	4,197			3,465	410,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,465	112.5390	148.55	514,726	1997	1997	0	0	0	20.25	79.75

1 SNGL FAM – 100% - 2020 Heated Area: 2768 HX Base Yr 2020



95321 BARNWELL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		410,494
TOTAL MARKET OB/XF VALUE		12,453
TOTAL LAND VALUE - MARKET		197,000
TOTAL MARKET VALUE		619,947
SOH/AGL Deduction		215,552
ASSESSED VALUE		404,395
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		298,673
TOTAL JUST VALUE		619,947
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		562,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1700043	REPAIR/RRF	0	01/10/2017
E963331	CHNGE SRVC	0	04/01/1997
963356	NEW CONSTR	145,465	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2480/0759	7/15/2021	LE	U	I	11	100
GRANTOR: LOURCEY BRENDA J						
GRANTEE: PALMER MARLENA J &						
2365/1031	2/11/2020	WD	U	I	11	100
GRANTOR: LOURCEY BRENDA J						
GRANTEE: ROSENOFF EVAN M & M						

BUILDING NOTES

EXTRA FEATURES

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	1997	1997	3	79	2,765	
2	0812	CONCRETE C	0	100	0	0	3,114.00	SF	4.00	4.00	100	1997	1997	3	72	8,968	
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1997	1997	3	20	720	

BUILDING DIMENSIONS

FSP=[YR=2007] W23 U22 L20 L6 D5 BAS=[YR=2007] L17 D13 W4 S39 E5 FGR=[YR=1997] S39 E3 S2 E4 S2 E12 N2 E5 N34 W14 N7 W10$ E10 S7 E14 N6 E10 FOP=[YR=2007] S7 E9 N7 W2 N7 W5 S7 W2$ E2 N7 E5 S7 E11 S4 E16 N19 W3 N10 U3 L3 W26 N6 U3 L2 U2 L4 L14 U14 $ D14 R14 R4 D2 R2 D3 S6 E26 D3 R3 N11$.

LAND DESCRIPTION

TOTAL OB/XF 12,453

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.97	AC		1.00	1.00	1.00	100,000.00	100,000.00	197,000							

REVIEW DATE 06/17/2020 BY KWA Total Acres: 1.97 Total Land Value: 197,000 Market: 0 Agricultural: 0 Common: 197,000 PRINTED 07/30/2025 BY SYS