



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
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		1 100

Quality	03	Quality Level 03
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	2,268	100	2025	2,268	401,708
FOP	64	30	1988	19	3,365
FOP	120	30	2025	36	6,376
FOP	231	30	2025	69	12,221
SFB	700	80	1988	560	99,187
TOTALS	3,383			2,952	522,858

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	2,952	134.1831	177.12	522,858	2024	2024	0	0	0.00	100.00
2 SNGL FAM - 100% - 2021											
Heated Area: 2828											
HX Base Yr 2021											
95247 BARNWELL RD, FERNANDINA BEACH											

95247 BARNWELL RD, FERNANDINA BEACH									XF DATE		LAND DATE		05/07/2025		MLU	
									INC DATE		AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES						
312.00	SF	85.00	85.00	100	2023	2023		98	25,990							
590.00	SF	10.00	10.00	100	2023	2023		100	5,900							
450.00	SF	10.00	10.00	100	2025	2024		100	4,500							
3,500.00	SF	10.00	10.00	100	2025	2024		100	35,000							

LAND DESCRIPTION										TOTAL OB/XF							71,390		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
1	000100	C	RES	100		RSF-1	0.00	0.00	1.44	AC		1.00	1.00	1.00	100,000.00	100,000.00	1		
REVIEW DATE		04/10/2023		BY DJ		Total Acres: 1.44			Total Land Value: 144,000				Market: 0			Agricultural: 0			

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			STANDARD
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE					556,767
TOTAL MARKET OB/XF VALUE					71,390
TOTAL LAND VALUE - MARKET					144,000
TOTAL MARKET VALUE					772,157
SOH/AGL Deduction					374,280
ASSESSED VALUE					397,877
TOTAL EXEMPTION VALUE		HX HB			50,722
BASE TAXABLE VALUE					347,155
TOTAL JUST VALUE					772,157
NCON VALUE					38,409
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					462,095

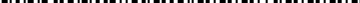
PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0250000186	PRIVATE PROVIDER	380,605	01/07/2025
B240011604	SHED 25' X 30'	48,637	10/15/2024
B240010476	H2207 P346	380,605	09/11/2024
B240009308	CARPORT T-540	17,334	08/09/2024
B240007556	DEMOLITION OF BRI	14,250	06/26/2024
22017370	SWIM POOL	29,200	11/23/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2371/1588	6/15/2020	WD	Q	I	02	357,000	
GRANTOR: LEGG GARY H & ABIGAIL							
GRANTEE: CURTIS SCOTT F & RE							
0969/1221	2/06/2001	WD	Q	I		217,000	
GRANTOR: JONES REVERE P & JOAN							
GRANTEE: LEGG GARY H & ABIGA							

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS=[YR=2025;ORIG=10,10] E21 E21 E8 E22 S30 W18 S2 W18 W20 W16 N32 \$																
SFB=[YR=1988;ORIG=52,2] E28 N25 W28 S25 \$																
FOP=[YR=2025;ORIG=10,10] E21 N11 W21 S11 \$																
FOP=[YR=1988;ORIG=52,10] E8 N8 W8 S8 \$																
FOP=[YR=2025;ORIG=26,42] E20 S6 W20 N6 \$																

CURTIS SCOTT F & REBECCA J
95247 BARNWELL RD
FERNANDINA BEACH, FL 32034

2025

[illegible]