PT OF LOT 1 IN OR 1991/500
E V SCOTT SUB UNR

DAVIS MICHAEL T
PO BOX 1522
YULEE, FL 32041

**2025**

**46-3N-28-5105-0001-0010**

## BUILDING CHARACTERISTICS

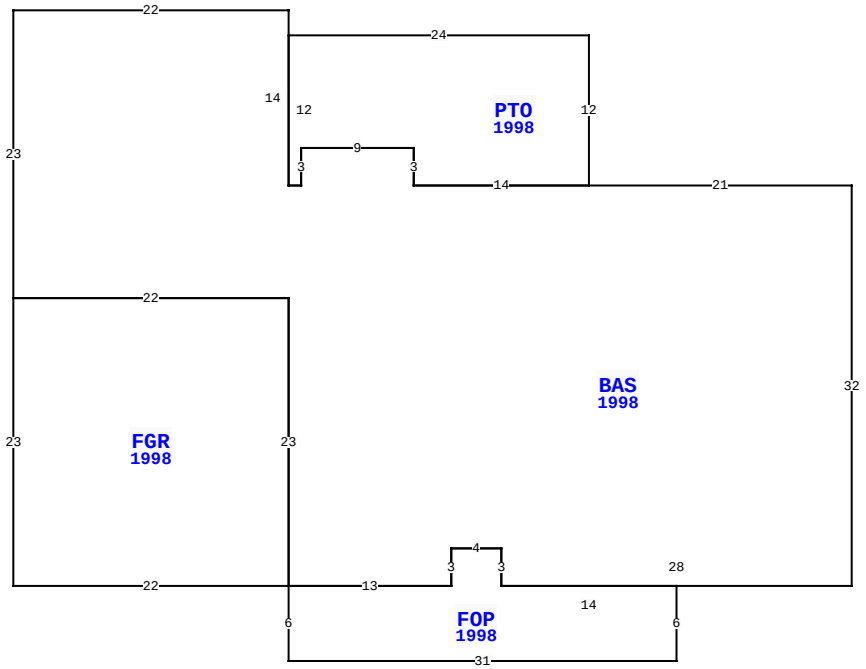
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 1,961 | 100 | 1998 | 1,961 | 231,565 |
| FGR | 506 | 55 | 1998 | 278 | 32,828 |
| FOP | 198 | 30 | 1998 | 59 | 6,967 |
| PTO | 261 | 5 | 1998 | 13 | 1,535 |
| TOTALS | 2,926 | | | 2,311 | 272,896 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,311 | 111.1320 | 146.69 | 339,001 | 1998 | 1998 | 0 | 0 | 0 | 19.50 | 80.50 |

1 SNGL FAM – 100% - 2019 Heated Area: 1961 HX Base Yr 2019




95209 BARNWELL RD, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY



VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 272,896 |
| TOTAL MARKET OB/XF VALUE | | 8,337 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 381,233 |
| SOH/AGL Deduction | | 150,573 |
| ASSESSED VALUE | | 230,660 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 179,938 |
| TOTAL JUST VALUE | | 381,233 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 349,371 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R2108805 | ROOF | 14,720 | 07/06/2021 |
| 984798 | NEW CONSTR | 101,000 | 05/01/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1991/0500 | 7/09/2015 | WD | U | I | 11 | 100 |
| GRANTOR: DAVIS DONNA G N/K/A D | | | | | | |
| GRANTEE: DAVID MICHAEL T | | | | | | |
| 0824/0781 | 2/26/1998 | WD | Q | V | 01 | 100 |
| GRANTOR: DAVIS MICHAEL TODD | | | | | | |
| GRANTEE: DAVIS MICHAEL & DON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998] W21 PTO=[YR=1998] N12 W24 S12 E1 N3 E9 S3 E14 $ W14 N3 W9 S3 W1 N14 W22 S23 FGR=[YR=1998] S23 E22 FOP=[YR=1998] S6 E31 N6 W14 N3 W4 S3 W13 $ N23 W22 $ E22 S23 E13 N3 E4 S3 E28 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 | 1998 | 1998 | 3 | 80 | 2,800 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,226.00 | SF | 5.20 | 5.20 | 100 | 1998 | 1998 | 3 | 73 | 4,654 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 62 | 3 | 186.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 73 | 883 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,337

| 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 | AC | | 1.00 | 1.00 | 1.00 | 100,000.00 | 100,000.00 | 100,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS