

LOT 1 & PT OF LOT 3
IN OR 2789/1330
TWIN OAKS PB 6/40

MCKINNON JEANNIE A REVOCABLE LIVING TRUST/MCKINNON
PO BOX 1943
FERNANDINA BEACH, FL 32035-1943

2025

46-3N-28-5804-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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		

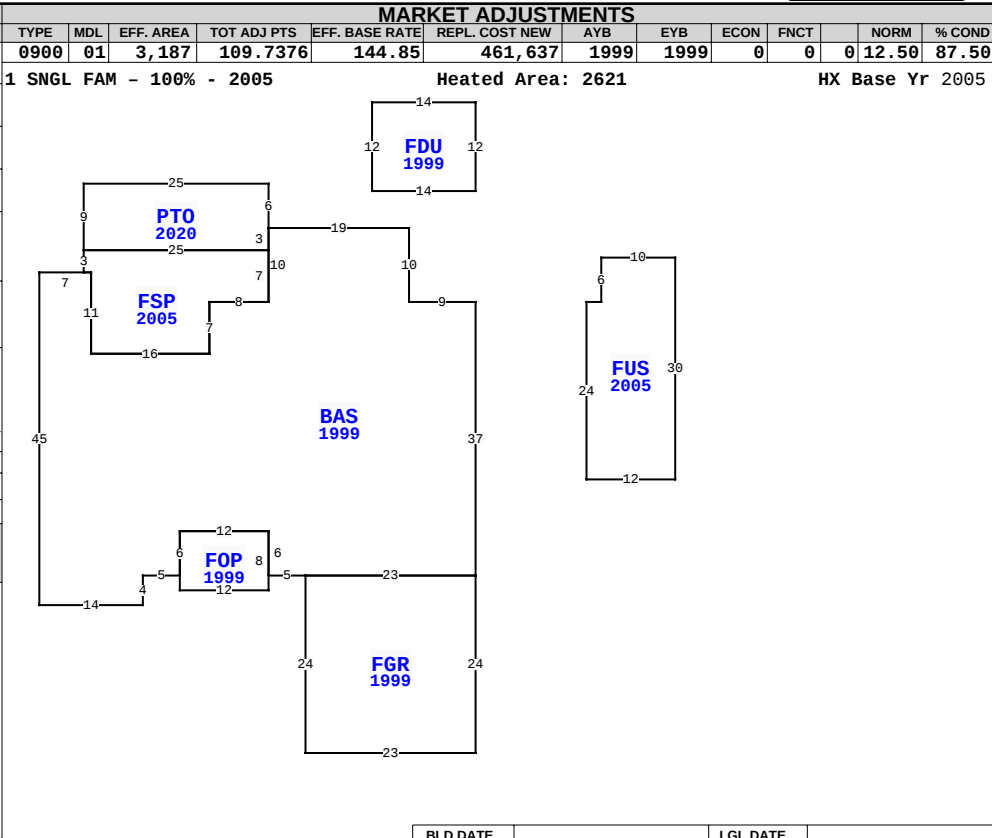
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,273	100	1999	2,273	288,089
FDU	168	65	1999	109	13,815
FGR	552	55	1999	304	38,530
FOP	96	30	1999	29	3,676
FSP	283	40	2005	113	14,322
FUS	348	100	2005	348	44,107
PTO	225	5	2020	11	1,394
TOTALS	3,945			3,187	403,932

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0810	CONCRETE A	0	100	28	5	140.00	SF	6.50	6.50	100	1999	1999	3	75	683	
2	0812	CONCRETE C	0	100	0	0	6,684.00	SF	4.00	4.00	100	1999	1999	3	75	20,052	
3	0940	SHEDS/PORT	0	100	14	16	224.00	SF	60.00	60.00	100	2000	2000	3	20	2,688	
4	0940	SHEDS/PORT	0	100	10	11	110.00	SF	30.00	30.00	100	2000	2000	3	20	660	
5	0861	POOL GUNIT	0	100	0	0	572.00	SF	85.00	85.00	100	2006	2006	3	40	19,448	
6	0845	KOOL DECK	0	100	0	0	645.00	SF	7.25	7.25	100	2006	2006	3	86	4,022	
7	0476	VF 6 SBPL	0	100	0	0	72.00	LF	32.00	32.00	100	2014	2014	3	85	1,958	
8	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	85	255	
9	0911	SCRN RM A	0	100	0	0	225.00	SF	17.50	17.50	100	2020	2020	3	86	3,386	

LAND DESCRIPTION		
L N	USE CODE	CLS

L N	USE CODE	CLS	RES	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
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
2	000100	C	RES	100		RSF-1	0.00	0.00	0.90	AC		1.00	1.00	0.90	100,000.00	90,000.00	81,000



95261 BARNWELL RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	53,152
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		403,932			
TOTAL MARKET OB/XF VALUE		53,152			
TOTAL LAND VALUE - MARKET		181,000			
TOTAL MARKET VALUE		638,084			
SOH/AGL Deduction		293,118			
ASSESSED VALUE		344,966			
TOTAL EXEMPTION VALUE		50,722			HX HB
BASE TAXABLE VALUE		294,244			
TOTAL JUST VALUE		638,084			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		585,408			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2002432	SCRN ENCLSRE	5,916	03/18/2020
B17095	SWIM POOL	34,200	02/01/2006
B0617095	SWIM POOL	34,200	01/01/2005
9805531	NEW CONSTR	130,399	11/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2789/1330	5/21/2025	WD U	I	11		100	
GRANTOR: MCKINNON JEANNIE							
GRANTEE: MCKINNON JEANNIE A							
1853/1234	4/25/2013	QC U	V	11		19,500	
GRANTOR: MADERSKI WALTER D JR							
GRANTEE: MCKINNON JEANNIE							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1999] W9 N10 W19 PTO=[YR=2020] N6 W25 S9 FSP 2005=S3 E1 S11 E16 N7 E8 N7 W25 \$ E25 N3 \$ S10 W8 S7 W16 N11 W7 S45 E14 N4 E5 FOP=[YR=1999] S2 E12 N8 W12 S6 \$ N6 E12 S6 E5 FGR=[YR=1999] S24 E23 N24 W23 \$ E23 N37 \$ PTR= E15 FUS=[YR=2005] E2 N6 E10S30W12 N24 \$ W15 \$ PTR= N15 FDU=[YR=1999] N12 W14 S12 E14 \$ S15 \$.							