PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 2463/1643
(EX PT IN OR 1449/699)

DANIEL DAVID/JOSEPH KAREN
95079 BARNWELL RD
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0000-0002-0070

BUILDING CHARACTERISTICS

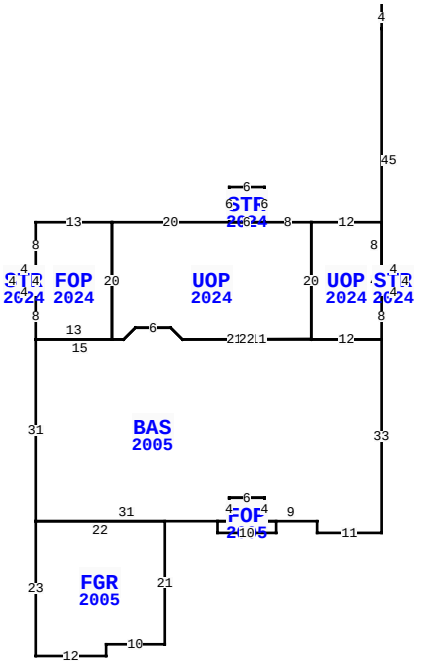
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,844	100	2005	1,844	282,480
FGR	486	55	2005	267	40,901
FOP	44	30	2005	13	1,992
FOP	260	30	2024	78	11,948
STR	16	10	2024	2	306
STR	16	10	2024	2	306
STR	36	10	2024	4	613
UOP	240	20	2024	48	7,353
UOP	664	20	2024	133	20,374
TOTALS	3,606			2,391	366,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,391	122.4510	170.21	406,972	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2024 Heated Area: 1844 HX Base Yr 2024



95079 BARNWELL RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		366,275
TOTAL MARKET OB/XF VALUE		16,013
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		449,788
SOH/AGL Deduction		19,524
ASSESSED VALUE		430,264
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		378,853
TOTAL JUST VALUE		449,788
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230010697	SCRN ENCL	31,910	08/18/2023
M0509824	H/AC	0	06/01/2005
P0509397	OTHER	0	05/01/2005
E14756	ELEC OTHER	2,316	04/01/2005
R07398	REPAIR/RRF	3,950	03/01/2005
B14869	NEW CONSTR	137,668	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2463/1643	5/14/2021	WD	U	I	43	349,000
GRANTOR: MATOS DULCE						
GRANTEE: DANIEL DAVID & KARE						
2406/1432	10/21/2020	WD	Q	I	01	290,000
GRANTOR: MONDALA DANILO Z						
GRANTEE: MATOS DULCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W12 U0.1L0.1 D0.1L21.11 U2L2 W6 D2L2 W15 S31 E31 E2 N4 E6 S4 E9 S2 E11 N33 $
FGR=[YR=2005;ORIG=-59,31] S23 E12 N2 E10 N21 W22 $
FOP=[YR=2005;ORIG=-28,31] S2 E10 N2 W2 N4 W6 S4 W2 $
UOP=[YR=2024;ORIG=0,-20] W12 S20 E12 N8 N4 N8 $
STR=[YR=2024;ORIG=0,-12] E4 S4 W4 N45 N4 $
UOP=[YR=2024;ORIG=-12,-20] W8 W6 W20 S20 E2 U2R2 E6 D2R2 E22 N20 $
STR=[YR=2024;ORIG=-26,-26] E6 S6 W6 N6 $
FOP=[YR=2024;ORIG=-46,-20] W13 S8 S4 S8 E13 N20 $
STR=[YR=2024;ORIG=-59,-12] W4 S4 E4 N4 $
.

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	2005	2005	3	87	3,045	
3	0912	SCRN RM G	0	100	0	0	664.00	SF	21.00	21.00	100	2024	2023		93	12,968	

LAND DESCRIPTION

TOTAL OB/XF 16,013

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	0.50	AC		1.00	1.00	1.35	100,000.00	135,000.00	67,500							

REVIEW DATE 01/03/2024 BY DJ Total Acres: 0.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/09/2026 BY SYS