LOT 7
BARNWELL ESTATES PB5/226

YONN JAMES H/YOUNG SAVANNAH J
96004 BARNWELL CT
FERNANDINA BEACH, FL 32034

2026

39-2N-28-011B-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		2 100
Quality	03	Quality Level 03

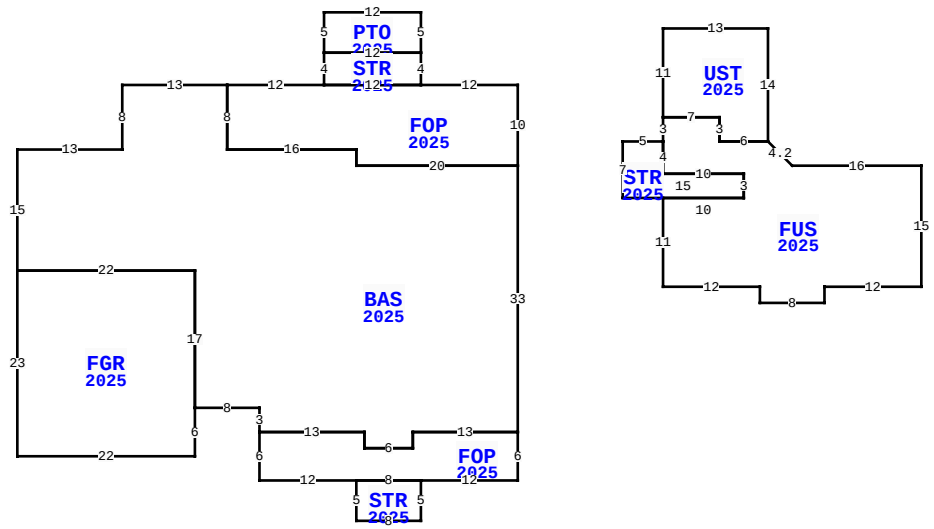
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	2025	1,782	318,051
FGR	506	55	2025	278	49,617
FOP	180	30	2025	54	9,638
FOP	328	30	2025	98	17,491
FUS	531	100	2025	531	94,773
PTO	60	5	2025	3	535
STR	40	10	2025	4	714
STR	48	10	2025	5	892
STR	65	10	2025	6	1,071
UST	161	45	2025	72	12,851
TOTALS	3,701			2,833	505,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,833	107.5200	178.48	505,634	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 100% - 2025 Heated Area: 2313 HX Base Yr 2025



96004 BARNWELL CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
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		505,634
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		755,634
SOH/AGL Deduction		17,359
ASSESSED VALUE		738,275
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		686,864
TOTAL JUST VALUE		755,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		718,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240011614	NSFR (T)3496 (H)2	444,341	10/16/2024
22018313	NSFR 3496-T,668-G	444,341	12/13/2022
R08234	REPAIR/RRF	4,000	09/01/2005
B1607	NEW CONSTR	255,887	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2296/1463	8/07/2019	WD	Q	V	01	72,500
GRANTOR: LOPER JAMES & ANGELA						
GRANTEE: YONN JAMES H & SAVA						
1974/1683	4/16/2015	WD	Q	V	02	52,000
GRANTOR: CLEMONS JOHN WILLIAM						
GRANTEE: LOPER JAMES & ANGEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=60,10] W20 N2 W16 N8 W13 S8 W13 S15 E22 S17 E8 S3 E13 S2 E6 N2 E13 N33 $
FUS=[YR=2025;ORIG=110,10] W16 U3L3 W6 N3 W7 S3 S4 E10 S3 W10 S11 E12 S2 E8 N2 E12 N15 $
FGR=[YR=2025;ORIG=20,23] W22 S23 E22 N6 N17 $
FOP=[YR=2025;ORIG=24,0] E12 E12 E12 S10 W20 N2 W16 N8 $
FOP=[YR=2025;ORIG=60,43] W13 S2 W6 N2 W13 S6 E12 E8 E12 N6 $
UST=[YR=2025;ORIG=91,7] W6 N3 W7 N11 E13 S14 $
STR=[YR=2025;ORIG=88,11] W10 N4 W5 S7 E15 N3 $
PTO=[YR=2025;ORIG=36,-4] E12 N5 W12 S5 $
STR=[YR=2025;ORIG=36,0] E12 N4 W12 S4 $
STR=[YR=2025;ORIG=40,49] E8 S5 W8 N5 $

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	2.00	125,000.00	250,000.00	250,000							

REVIEW DATE 02/21/2025 BY NW Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS