LOT 10
BARNWELL ESTATES PB 5/226

EASTMAN REVOCABLE TRUST/EASTMAN GERALD L TRUSTEE
96461 CAYMAN CIR
FERNANDINA BEACH, FL 32034

2026

39-2N-28-011B-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

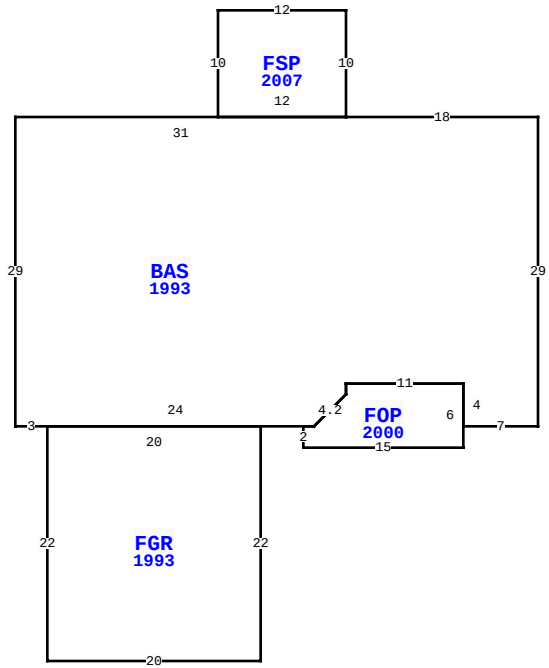
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,373	100	1993	1,373	154,202
FGR	440	55	1993	242	27,179
FOP	79	30	2000	24	2,696
FSP	120	40	2007	48	5,391
TOTALS	2,012			1,687	189,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,687	127.5350	133.91	225,906	1991	1991	0	0	0	16.13	83.87

1 SINGLE FAM 0% - 0 Heated Area: 1373 HX Base Yr



96123 BARNWELL CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	189,467
TOTAL MARKET OB/XF VALUE	288
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	314,755
SOH/AGL Deduction	33,563
ASSESSED VALUE	281,192
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	281,192
TOTAL JUST VALUE	314,755
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6977	NEW CONSTR	52,621	02/01/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2278/1511	5/29/2019	WD	U	I	11	100
GRANTOR: EASTMAN DEBORAH						
GRANTEE: EASTMAN REVOCABLE T						
1775/0981	1/20/2012	WD	Q	I	02	138,000
GRANTOR: CORLEY RUSSELL G & KI						
GRANTEE: EASTMAN DEBORAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FSP=[YR=2007] N10 W12 S10 E12$ W31 S29 E3
FGR=[YR=1993] S22 E20 N22 W20$ E24 FOP=[YR=2000] S2 E15N6
W11 S1 L3 D3 W1$ E1 U3 R3 N1 E11 S4 E7 N29$.

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
2	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	1998	1998	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 288

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS