



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 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	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	1,664	100	2004	1,664	193,860
FGR	506	55	2004	278	32,387
FOP	24	30	2004	7	815
FOP	78	30	2004	23	2,680
PTO	90	5	2004	4	466
TOTALS	2,362			1,976	230,208

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,976	123.9700	130.17	257,216	2004	2004	0	0	10.50	89.50	
1 SINGLE FAM 100% - 2025 Heated Area: 1664 HX Base Yr 2025												
96019 BARNWELL CIR, FERNANDINA BEACH												

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF												
3,010												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		230,208	
TOTAL MARKET OB/XF VALUE		3,010	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		358,218	
SOH/AGL Deduction		0	
ASSESSED VALUE		358,218	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		306,807	
TOTAL JUST VALUE		358,218	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		362,028	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24291	XFOB	3,866	01/01/2011
B031162	NEW CONSTR	180,000	08/27/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2711/1009	5/01/2024	WD	Q	I	01
GRANTOR: DLC CAMPO HOLDINGS LL					
GRANTEE: SIMMONS REEVES E					
2676/1738	10/20/2023	WD	U	I	37
GRANTOR: OZELL REAL ESTATE LLC					
GRANTEE: DLC CAMPO HOLDINGS					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W13 PTO=[YR=2004] N5 W18 S5 E18\$ FOP=[YR=2004] W18 D4 R4 S1 E14 N5\$ S5 W14 N1 U4 L4 W20 S33 FGR=[YR=2004] S23 E22 N20 W3 N3 W6 N3 W3 S3 W10\$ E10 N3 E3 S3 E6 S3 E8 U3 R3 FOP=[YR=2004] S3 E8 N3 W8\$ E8 S3 E13 N36\$.									