LOT 15
IN OR 1843/312
BARNWELL ESTATES PB 5/226

VURNAKES SCOTT
96284 BARNWELL CIRCLE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-011B-0015-0000

BUILDING CHARACTERISTICS

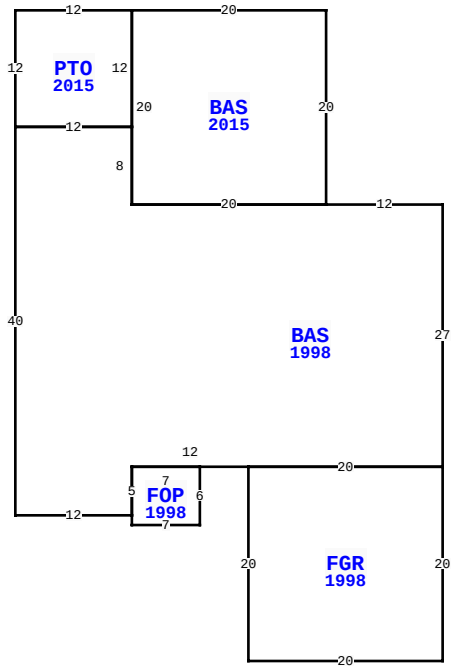
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	18	SLATE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,344	100	1998	1,344	156,364
BAS	400	100	2015	400	46,537
FGR	400	55	1998	220	25,596
FOP	42	30	1998	13	1,512
PTO	144	5	2015	7	814
TOTALS	2,330			1,984	230,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,984	127.8018	134.19	266,233	1998	1998	0	0	0	13.30	86.70

1 SINGLE FAM 100% - 2015 Heated Area: 1744 HX Base Yr 2015



96284 BARNWELL CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		250,304
TOTAL MARKET OB/XF VALUE		54,365
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		429,669
SOH/AGL Deduction		171,205
ASSESSED VALUE		258,464
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		207,053
TOTAL JUST VALUE		429,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001981	SWIM POOL	25,000	06/01/2020
B1910626	GARAGE	0	10/08/2019
B1530496	ADD 400SFFOP	8,668	05/01/2015
984651	NEW CONSTR	69,482	05/01/1998
963518	NEW CONSTR	55,875	12/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1843/0312	3/03/2013	QC	U	I	11	100
GRANTOR: VURNAKES ROBERT T & B						
GRANTEE: VURNAKES SCOTT						
1405/1018	4/19/2006	QC	Q	I	01	168,000
GRANTOR: VURNAKES GEORGE & JEA						
GRANTEE: VURNAKES ROBERT T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W12 BAS=[YR=2015] N20 W20 PTO=[YR=2015] W12 S12 E12 N12$ S20 E20$ W20 N8 W12 S40 E12 FOP=[YR=1998] S1 E7 N6 W7 S5$ N5 E12 FGR=[YR=1998] S20 E20 N20 W20$ E20 N27$.

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	1998	1998	3	79	2,765	
7	0600	SUMMER KIT	0	100	1	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	82	4,100	
9	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 54,365

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	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

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

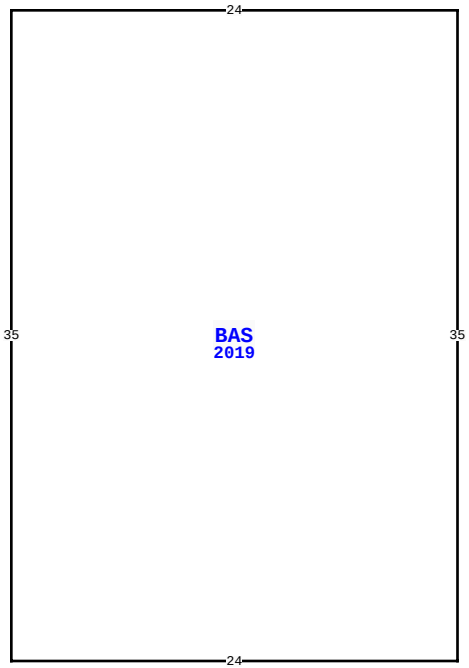
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2019	840	19,480
TOTALS	840			840	19,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	63.2500	24.67	20,723	2019	2019	0	0	0	6.00	94.00

2 GARAGE RES 100% - 2015 Heated Area: 840 HX Base Yr 2015



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GRANTOR: VURNAKES GEORGE & JEA						
GRANTEE: VURNAKES ROBERT T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 S35 E24 N35$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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