LOT 17
IN OR 848/56
BARNWELL ESTATES PB5/226

ROSENAU RUSSELL L
96252 BARNWELL CIRCLE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-011B-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

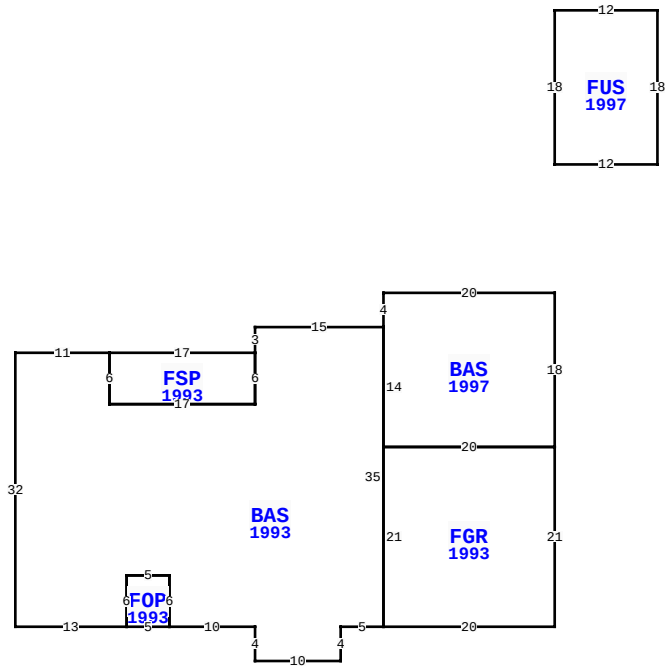
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,329	100	1993	1,329	143,095
BAS	360	100	1997	360	38,762
FGR	420	55	1993	231	24,872
FOP	30	30	1993	9	969
FSP	102	40	1993	41	4,415
FUS	216	100	1997	216	23,257
TOTALS	2,457			2,186	235,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,186	121.7160	127.80	279,371	1990	1990	0	0	0	15.75	84.25

1 SINGLE FAM 100% - 1999 Heated Area: 1905 HX Base Yr 1999



96252 BARNWELL CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		235,370
TOTAL MARKET OB/XF VALUE		3,439
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		363,809
SOH/AGL Deduction		199,967
ASSESSED VALUE		163,842
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		112,431
TOTAL JUST VALUE		363,809
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213227	REPAIR/RRF	13,122	11/01/2012
973734	ADDITION	18,000	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0848/0056	9/10/1998	WD	Q	I		115,000
GRANTOR: SCANLON CHARLES D & W						
GRANTEE: ROSENAU RUSSELL L						
0611/0990	11/06/1990	WD	Q	I		69,700
GRANTOR: SEAWARD HOMES						
GRANTEE: SCANLON CHARLES & W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W20 S4 BAS=[YR=1993] W15 S3 FSP=[YR=1993] W17 S6 E17 N6$ S6 W17 N6 W11 S32 E13 FOP=[YR=1993] E5 N6W5 S6$ N6 E5 S6 E10 S4 E10 N4 E5 FGR=[YR=1993] E20 N21 W20 S21$ N35$ S14 E20 N18$ PTR=N15 FUS=[YR=1997] N18 E12 S18 W12$ S15$.

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	0940	SHEDS/PORT	0	100	6	6	36.00	SF	30.00	30.00	100	1996	1996	3	20	216	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695	
4	1242	WD DECK A	0	100	0	0	264.00	SF	10.00	10.00	100	1997	1997	3	20	528	

LAND DESCRIPTION

TOTAL OB/XF 3,439

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