

IN OR 622 PG 686
EX 4-2 & 4-3
R/W ESMT IN OR 659/777

MND LIVING TRUST/PERRY MICHAEL R TRUSTEE
95373 BARNWELL ROAD
FERNANDINA BEACH, FL 32034

2026

46-3N-28-0000-0004-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		12	CEDAR 100		
Roof Structur		03	GABLE/HIP 100		
Roof Cover		12	MODULAR MT 100		
Interior Wall		05	DRYWALL 100		
Interior Floo		12	HARDWOOD 50		
Interior Floo		14	CARPET 50		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			3 100		
Bathrooms			2.5 100		
Frame		02	WOOD FRAME 100		
Stories		2.	2. 100		
Units			0 100		
Occupancy		00	NONE 100		
Quality		03	Quality Level 03		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		04
NEIGHBORHOOD/LOC		4020.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	1993	1,408	234,912
FOP	343	30	1993	103	17,184
FOP	576	30	2018	173	28,863
FUS	544	100	1993	544	90,762
SFB	85	80	2017	68	11,345
UOP	84	20	2018	17	2,836
TOTALS	3,040			2,313	385,904

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	2,313	143.7513	199.81	462,161	1992	1992	0	0	0 16.50	83.50

1 SNGL FAM 100% - 1993

Heated Area: 2020

HX Base Yr 1993

The floor plan diagram shows a complex layout with several labeled areas and dimensions. The areas are: BAS 1993 (a large central area), FOP 2018 (top left), UOP 2018 (top right), FUS 1993 (a separate area to the right), and SFB 2017 (bottom left). Dimensions are provided for various sections, including 42, 6, 14, 33, 2.9, 4, 2.9, 6, 7, 10, 16, 5, 17, 5, 38, 43, 48, 28, 4, 2.9, 13, 5, 12, 12, 16, 4, 12, 40, 12,

ELEMENT

CD

CONSTRUCTION

Exterior Wall

12

CEDAR 100

ELEMENT

CD

CONSTRUCTION

Roof Structur

03

GABLE/HIP 100

ELEMENT

CD

CONSTRUCTION

Roof Cover

12

MODULAR MT 100

ELEMENT

CD

CONSTRUCTION

Interior Wall

07

NONE 100

ELEMENT

CD

CONSTRUCTION

Interior Floo

02

MIN PLYWD 50

ELEMENT

CD

CONSTRUCTION

Interior Floo

03

CONC FINSH 50

ELEMENT

CD

CONSTRUCTION

Air Condition

01

NONE 100

ELEMENT

CD

CONSTRUCTION

Heating Type

01

NONE 100

ELEMENT

CD

CONSTRUCTION

Bedrooms

0

100

ELEMENT

CD

CONSTRUCTION

Bathrooms

0

100

ELEMENT

CD

CONSTRUCTION

Frame

02

WOOD FRAME 100

ELEMENT

CD

CONSTRUCTION

Stories

1.5

1.5 100

ELEMENT

CD

CONSTRUCTION

Units

0

100

ELEMENT

CD

CONSTRUCTION

Occupancy

00

NONE 100

ELEMENT

CD

CONSTRUCTION

Quality

04

Quality Level 04

ELEMENT

CD

CONSTRUCTION

DOR CODE

0100

SINGLE FAMILY

ELEMENT

CD

CONSTRUCTION

MAP NUM

MKT AREA

04

ELEMENT

CD

CONSTRUCTION

NEIGHBORHOOD/LOC

4020.00

ELEMENT

CD

CONSTRUCTION

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

ELEMENT

CD

CONSTRUCTION

BAS

528

100

2007

528

6,780

ELEMENT

CD

CONSTRUCTION

DCK

99

10

2017

10

129

ELEMENT

CD

CONSTRUCTION

FUS

288

100

2007

288

3,698

ELEMENT

CD

CONSTRUCTION

STR

27

10

2017

3

39

ELEMENT

CD

CONSTRUCTION

TOTALS

942

829

10,644

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

6500

01

829

65.8350

25.68

21,289

1994

1994

0

0

0

50.00

50.00

2 GARAGE RES

100% - 1993

Heated Area: 816

HX Base Yr 1993

22

24

24

22

BAS
2007

3

3

5

9

9

6

13

12

24

24

12

STR
2017

DCK
2017

FUS
2007

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/07/2025

MLU

95373 BARNWELL RD, FERNANDINA BEACH

PERMIT NUM

DESCRIPTION

AMT

ISSUED

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2841/194

1/13/2026

QC

U

I

11

100

GRANTOR: PERRY MICHAEL & DONNA

GRANTEE: MND LIVING TRUST

0622/0686

3/26/1991

WD

U

V

48,000

GRANTOR: SCOTT GLADYS T

GRANTEE: PERRY MICHAEL & DON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W22 S24 E22 N24\$ PTR= E15 STR=[YR=2017] E9
DCK=[YR=2017] E5 S9 W1 FUS=[YR=2007] S24 W12 N24 E12\$ W13 N6
E9 N3\$ S3 W9 N3\$ W15\$.

LAND DESCRIPTION

CL

USE CODE

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

01/16/2024

BY

DJ

Total Acres: 1.77

Total Land Value: 309,750

Market: 0

Agricultural: 0

Common: 309,750

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