



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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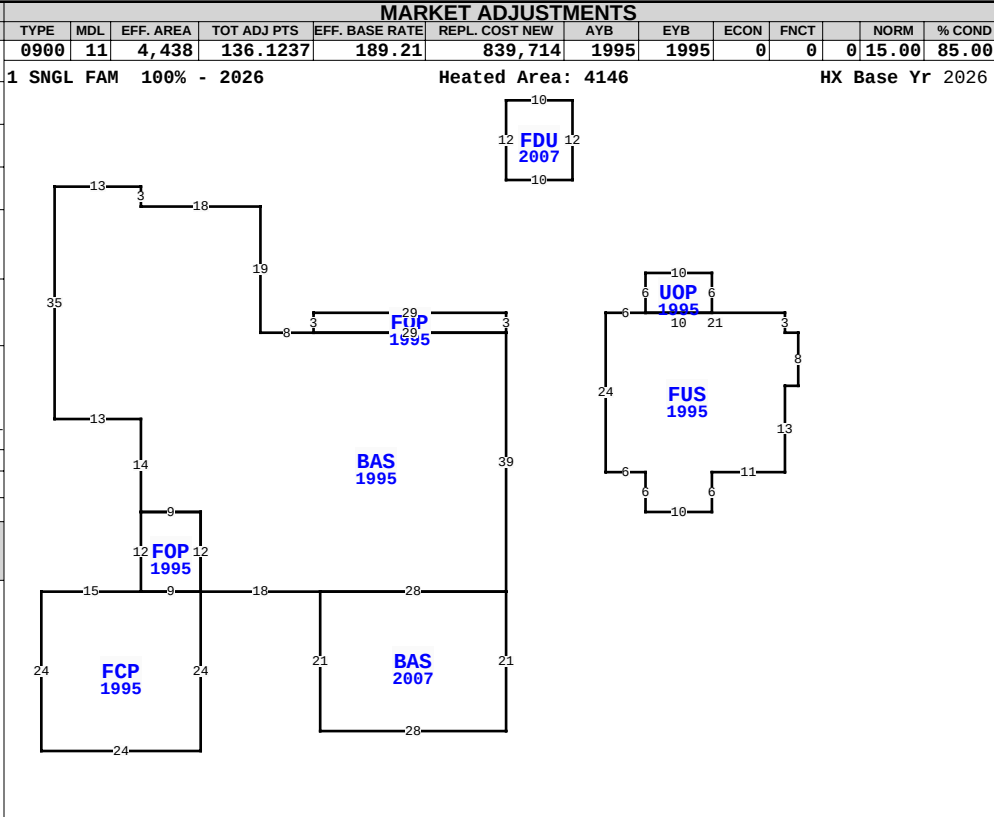
NEIGHBORHOOD/LOC	4020.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,834	100	1995	2,834	455,788
BAS	588	100	2007	588	94,567
FCP	576	25	1995	144	23,159
FDU	120	65	2007	78	12,544
FOP	87	30	1995	26	4,181
FOP	108	30	1995	32	5,147
FUS	724	100	1995	724	116,440
UOP	60	20	1995	12	1,930

TOTALS	5,097			4,438	713,757
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0300	BOAT DCK W	0	100	0	0	816.00	SF	40.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00
6	1125	CB/STC 6"	0	100	401	5	2,005.00	SF	7.35
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
9	0911	SCRN RM A	0	100	0	0	2,206.00	SF	18.00
12	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100		RSF-	1335.00	775.00	4.54



95437 BARNWELL RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
3	0300	BOAT DCK W	0	100	0	0	816.00	SF	40.00	40.00	100	2000	2000	3	26	8,486	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2000	2000	05	85	51,000	
6	1125	CB/STC 6"	0	100	401	5	2,005.00	SF	7.35	7.35	100	1995	1995	3	66	9,726	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	74	2,590	
9	0911	SCRN RM A	0	100	0	0	2,206.00	SF	18.00	18.00	100	1999	1999	3	20	7,942	
12	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	

TOTAL OB/XF													82,719		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
	RSF-	1335.00	775.00	4.54	AC		1.00	1.00	1.00	175,000.00	175,000.00	7			

NASSAU COUNTY PROPERTY										PAGE 1 of 2	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										763,011	
TOTAL MARKET OB/XF VALUE										82,719	
TOTAL LAND VALUE - MARKET										794,500	
TOTAL MARKET VALUE										1,640,230	
SOH/AGL Deduction										3,513	
ASSESSED VALUE										1,636,717	
TOTAL EXEMPTION VALUE										HX HB 51,411	
BASE TAXABLE VALUE										1,585,306	
TOTAL JUST VALUE										1,640,230	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										1,148,168	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210224	NEW CONSTR	226,000	09/01/2002
9965639	ADDITION	22,287	11/01/1999
9963879	SWIM POOL	40,000	08/01/1999
930659	NEW CONSTR	132,000	03/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2731/434	8/05/2024	QC	U	I	11	100	
GRANTOR:85293 RIVER BIRCH CT							
GRANTEE: LOUGH RODGER & FABI							
2701/1545	3/25/2024	WD	Q	I	01	1,150,000	
GRANTOR: LONGACRE JAMES R & MI							
GRANTEE: LOUGH RODGER & FABI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1995] W29 S3 BAS=[YR=1995] W8 N19 W18 N3 W13 S35 E13 S14 FOP=[YR=1995] S12 FCP=[YR=1995] W15 S24 E24 N24 W9\$ E9 N12 W9\$ E9 S12 E18 BAS=[YR=2007] S21 E28 N21 W28\$ E28 N39 W29\$ E29 N3\$ PTR= E15 FUS=[YR=1995] E6 UOP=[YR=1995] N6 E10 S6 W10 \$ E21 S3 E2 S8 W2 S13 W11 S6 W10 N6 W6 N24 \$ W15 \$ PTR= N20 FDU=[YR=2007] N12 E10 S12 W10\$ S20\$.									

LOUGH RODGER & FABIOLA 2015 TRUST/LOUGH RODGER B T
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FERNANDINA BEACH, FL 32035

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