



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
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		1 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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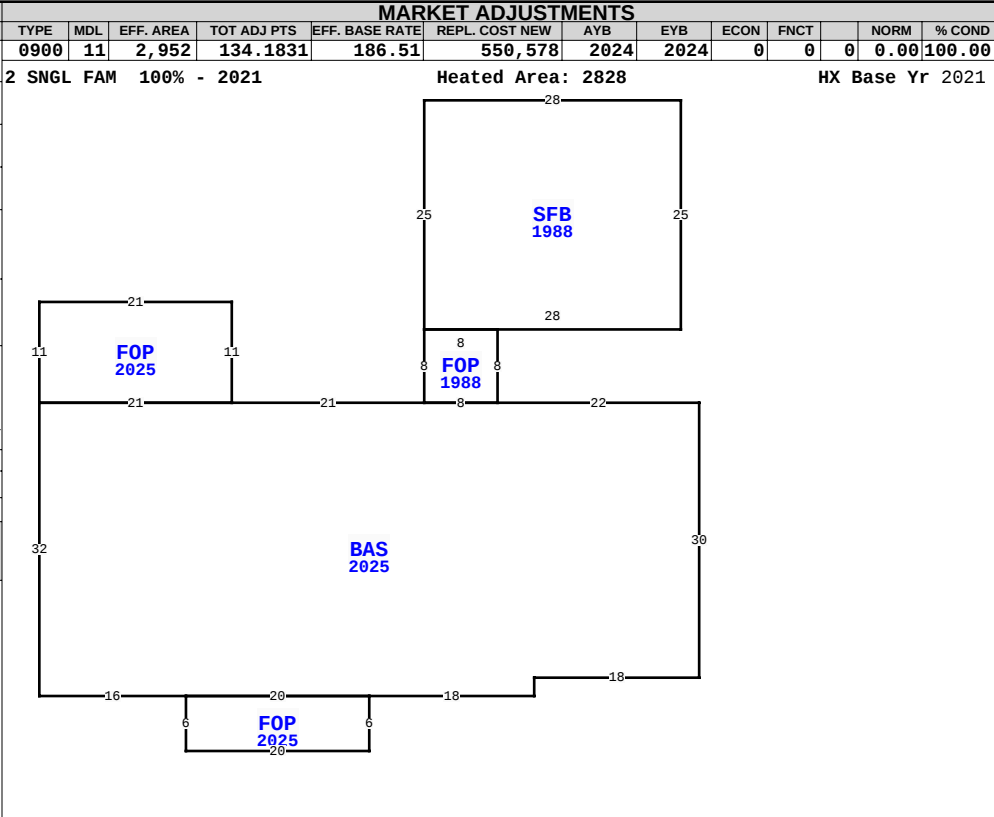
NEIGHBORHOOD/LOC	4020.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,268	100	2025	2,268	423,005
FOP	64	30	1988	19	3,544
FOP	120	30	2025	36	6,714
FOP	231	30	2025	69	12,869
SFB	700	80	1988	560	104,446

TOTALS	3,383			2,952	550,578
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
3	0351	CARPORT MT	0	100	25	18	450.00	SF	10.00

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	1.44



95247 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
1	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2023	2023	04	100	50,000	
3	0351	CARPORT MT	0	100	25	18	450.00	SF	10.00	10.00	100	2025	2024		97	4,365	

TOTAL OB/XF														54,365			
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL						
RSF-1	0.00	0.00	1.44	AC		1.00	1.00	1.00	100,000.00	100,000.00	144,000						

NASSAU COUNTY PROPERTY										PAGE 1 of 2	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										586,315	
TOTAL MARKET OB/XF VALUE										54,365	
TOTAL LAND VALUE - MARKET										144,000	
TOTAL MARKET VALUE										784,680	
SOH/AGL Deduction										376,060	
ASSESSED VALUE										408,620	
TOTAL EXEMPTION VALUE										51,411	
BASE TAXABLE VALUE										357,269	
TOTAL JUST VALUE										784,680	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										772,157	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0250000186	PRIVATE PROVIDER	380,605	01/07/2025
B240011604	SHED 25' X 30'	48,637	10/15/2024
B240010476	H2207 P346	380,605	09/11/2024
B240009308	CARPORT T-540	17,334	08/09/2024
B240007556	DEMOLITION OF BRI	14,250	06/26/2024
22017370	SWIM POOL	29,200	11/23/2022

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2371/1588	6/15/2020	WD	Q	I	02	357,000			
GRANTOR:LEGG GARY H & ABIGAIL									
GRANTEE:CURTIS SCOTT F & RE									
0969/1221	2/06/2001	WD	Q	I		217,000			
GRANTOR:JONES REVERE P & JOAN									
GRANTEE:LEGG GARY H & ABIGA									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2025;ORIG=10,10] E21 E21 E8 E22 S30 W18 S2 W18 W20 W16 N32 \$									
SFB=[YR=1988;ORIG=52,2] E28 N25 W28 S25 \$									
FOP=[YR=2025;ORIG=10,10] E21 N11 W21 S11 \$									
FOP=[YR=1988;ORIG=52,10] E8 N8 W8 S8 \$									
FOP=[YR=2025;ORIG=26,42] E20 S6 W20 N6 \$									

[illegible]