PT TRACT C
LIVE OAK PLANTATION PB 4/117

CADDELL CHRISTOPHER
95239 BARNWELL RD
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5102-000C-0030

BUILDING CHARACTERISTICS

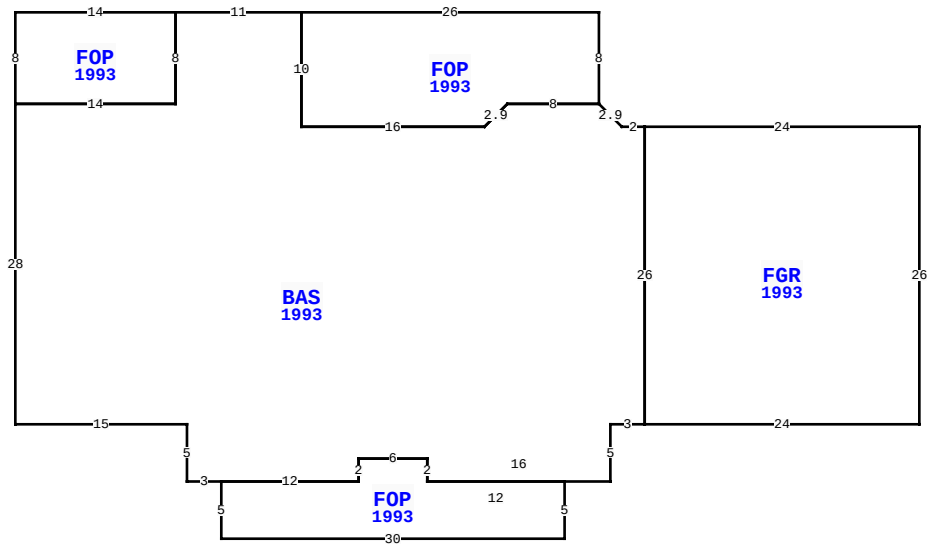
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,761	100	1993	1,761	213,208
FGR	624	55	1993	343	41,528
FOP	112	30	1993	34	4,116
FOP	162	30	1993	49	5,932
FOP	242	30	1993	73	8,838
TOTALS	2,901			2,260	273,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,260	114.8364	159.62	360,741	1992	1992	0	0	0	24.15	75.85

1 SNGL FAM 100% - 2024 Heated Area: 1761 HX Base Yr 2024



95239 BARNWELL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		273,622
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		404,122
SOH/AGL Deduction		26,979
ASSESSED VALUE		377,143
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		325,732
TOTAL JUST VALUE		404,122
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7700	NEW CONSTR	82,905	11/27/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2409/1912	11/18/2020	FJ	U	I	11	100
GRANTOR: CADDELL CHERYL RAE ES						
GRANTEE: CADDELL CHRISTOPHER						
2409/1909	11/18/2020	FJ	U	I	11	100
GRANTOR: CADDELL CHERYL RAE ES						
GRANTEE: CADDELL CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 BAS=[YR=1993] W2 L2 U2 FOP=[YR=1993] N8 W26 S10 E16 R2 U2 E8$ W8 D2 L2 W16 N10 W11 FOP=[YR=1993] W14 S8 E14 N8$ S8 W14 S28 E15 S5 E3 FOP=[YR=1993] S5 E30 N5 W12 N2 W6 S2 W12$ E12 N2 E6 S2 E16 N5 E3 N26$ S26 E24 N26$.

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	1242	WD DECK A	0	100	0	0	250.00	SF	10.00	10.00	100	1994	1994	3	20	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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	1.30	AC		1.00	1.00	1.00	100,000.00	100,000.00	130,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.30 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/09/2026 BY SYS