LOT 6
IN OR 2203/1
BARNWELL ESTATES PB5/226

PARMELEE KENNETH A JR
96012 BARNWELL COURT
FERNANDINA BEACH, FL 32034

**2023**

**39-2N-28-011B-0006-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

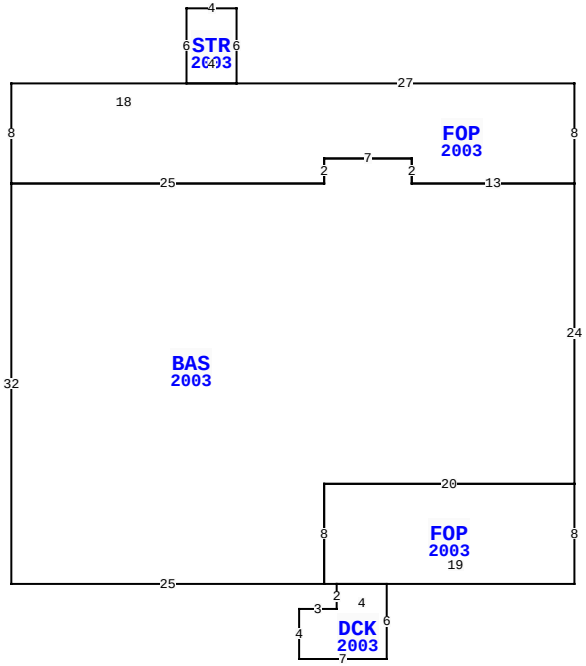
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 12 | HARDWOOD 50 |
| Air Condition | 03 | CENTRAL 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 | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4019.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,294 | 100 | 1,294 | 167,843 |
| DCK | 36 | 10 | 4 | 519 |
| FOP | 160 | 30 | 48 | 6,226 |
| FOP | 346 | 30 | 104 | 13,490 |
| STR | 24 | 10 | 2 | 260 |
| TOTALS | 1,860 | | 1,452 | 188,337 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,452 | 120.3600 | 142.93 | 207,534 | 2003 | 2003 | 0 | 0 | 0 | 9.25 | 90.75 |

1 SNGL FAM – 100% - 2019 Heated Area: 1294 HX Base Yr 2019




96012 BARNWELL CT, 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 | | 228,444 |
| TOTAL MARKET OB/XF VALUE | | 25,916 |
| TOTAL LAND VALUE - MARKET | | 131,250 |
| TOTAL MARKET VALUE | | 385,610 |
| SOH/AGL Deduction | | 163,182 |
| ASSESSED VALUE | | 222,428 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 172,428 |
| TOTAL JUST VALUE | | 385,610 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 345,263 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M12299 | MECH OTHER | 0 | 12/01/2006 |
| B18437 | GARAGE | 70,000 | 10/31/2006 |
| P11619 | OTHER | 0 | 10/01/2006 |
| R09669 | REPAIR/RRF | 2,300 | 08/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2203/0001 | 6/08/2018 | WD | Q | I | 02 | 315,000 |
| GRANTOR: CLEMONS KIMBERLY & JO | | | | | | |
| GRANTEE: PARMELEE KENNETH A | | | | | | |
| 1075/1866 | 8/20/2002 | WD | Q | V | | 44,900 |
| GRANTOR: WERDER JEFFREY | | | | | | |
| GRANTEE: LEWIS-POULSEN KIMBE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2003] W27 STR=[YR=2003] N6 W4 S6 E4 $ W18 S8 BAS=[YR=2003] S32 E25 FOP=[YR=2003] E1 DCK=[YR=2003] S2 W3 S4 E7 N6 W4 $ E19 N8 W20 S8 $ N8 E20 N24 W13 N2 W7 S2 W25 $ E25 N2 E7 S2 E13 N8 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2003 | 2003 | 3 | 88 | 3,080 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,164.00 | SF | 4.00 | 4.00 | 100 | 2007 | 2007 | 3 | 89 | 7,704 | |
| 3 | 0920 | CWALL-WD/M | 0 | 100 | 0 | 0 | 28.00 | LF | 390.00 | 390.00 | 100 | 2014 | 2014 | 3 | 70 | 7,644 | |
| 4 | 0300 | BOAT DCK W | 0 | 100 | 12 | 20 | 240.00 | SF | 40.00 | 40.00 | 100 | 2014 | 2014 | 3 | 78 | 7,488 | |

## LAND DESCRIPTION

TOTAL OB/XF 25,916

| 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 | 000116 | C | SFR MARSH | 100 | | RS-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.75 | 75,000.00 | 131,250.00 | 131,250 | | | | | | | |

REVIEW DATE 10/12/2018 BY KW Total Acres: 0.00 Total Land Value: 131,250 Market: 0 Agricultural: 0 Common: 131,250 PRINTED 08/02/2023 BY SYS

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IN OR 2203/1
BARNWELL ESTATES PB5/226

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**2023**

**39-2N-28-011B-0006-0000**

## BUILDING CHARACTERISTICS

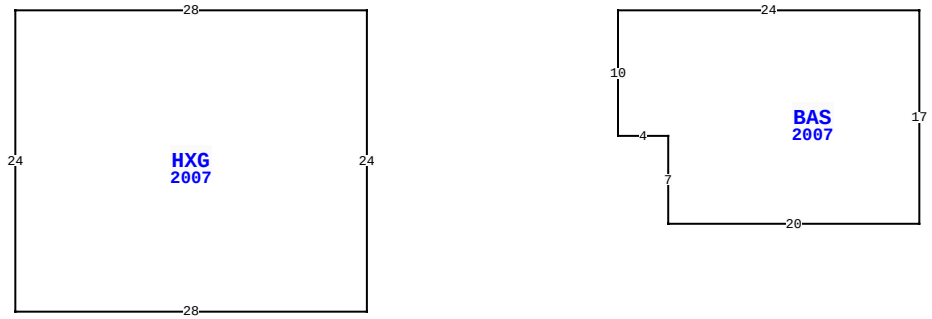
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 80 |
| Exterior Wall | 10 | ABOVE AVG 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4019.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 380 | 100 | 380 | 20,321 |
| HXG | 672 | 55 | 370 | 19,787 |
| TOTALS | 1,052 | | 750 | 40,107 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0150 | 01 | 750 | 115.5000 | 57.75 | 43,312 | 2007 | 2007 | 0 | 0 | 0 | 7.40 | 92.60 |

2 ACCESORY U – 49.33% - 2019 Heated Area: 380 HX Base Yr 2019




96012 BARNWELL CT, FERNANDINA BEACH

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| XF DATE | | LAND DATE | |
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## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

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| GRANTOR: WERDER JEFFREY | | | | | | |
| GRANTEE: LEWIS-POULSEN KIMBE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

HXG=[YR=2007] W28 S24 E28 N24$ PTR= E20 BAS=[YR=2007] E24 S17 W20 N7 W4 N10$ W20$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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