LOT 18
IN OR 1915/1708
BARNWELL ESTATES PB 5/226

MANGIAMELE PAUL
4620 GLYNWOODS CT
FERNANDINA BEACH, FL 32034

2025

39-2N-28-011B-0018-0000

BUILDING CHARACTERISTICS

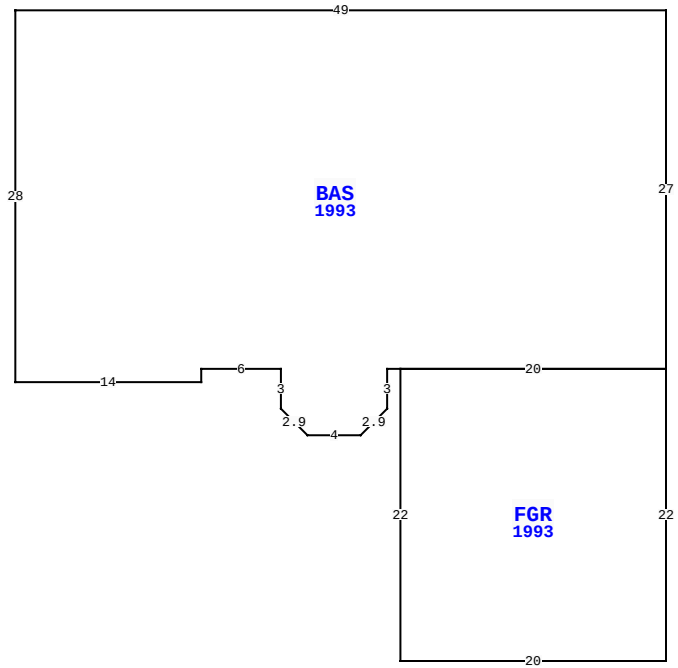
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,373	100	1993	1,373	151,370
FGR	440	55	1993	242	26,680
TOTALS	1,813			1,615	178,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,615	130.4376	130.44	210,661	1992	1992	0	0	0	15.48	84.52

1 SINGLE FAM – 0% - 0 Heated Area: 1373 HX Base Yr



96226 BARNWELL CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	178,051
TOTAL MARKET OB/XF VALUE	3,736
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	306,787
SOH/AGL Deduction	52,298
ASSESSED VALUE	254,489
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	254,489
TOTAL JUST VALUE	306,787
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4411	H/AC	2,075	11/04/1992
4926	NEW CONSTR	1,500	10/05/1992
8359	NEW CONSTR	56,908	09/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1915/1708	4/17/2014	SW	U	I	12	98,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: MANGIAMELE PAUL						
1866/1365	7/09/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: DEUTSCHE BANK NATIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S28 E14 N1 E6 S3 D2 R2 E4 U2 R2 N3 E1
FGR=[YR=1993] S22 E20 N22 W20 $ E20 N27 $.

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	0811	CONCRETE B	0	0	0	0	954.00	SF	5.20	5.20	100	1992	1992	3	62	3,076	
2	1242	WD DECK A	0	0	0	0	330.00	SF	10.00	10.00	100	1999	1999	3	20	660	

LAND DESCRIPTION

TOTAL OB/XF 3,736

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 11/21/2019 BY KWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS