LOT 19
IN OR 1515/1945
1/2 HX INT

CLEMENTONI PATRICIA A/CLEMENTONI NICHOLAS A
96186 BARNWELL ROAD
FERNANDINA BEACH, FL 32034

2025

39-2N-28-011B-0019-0000

BUILDING CHARACTERISTICS

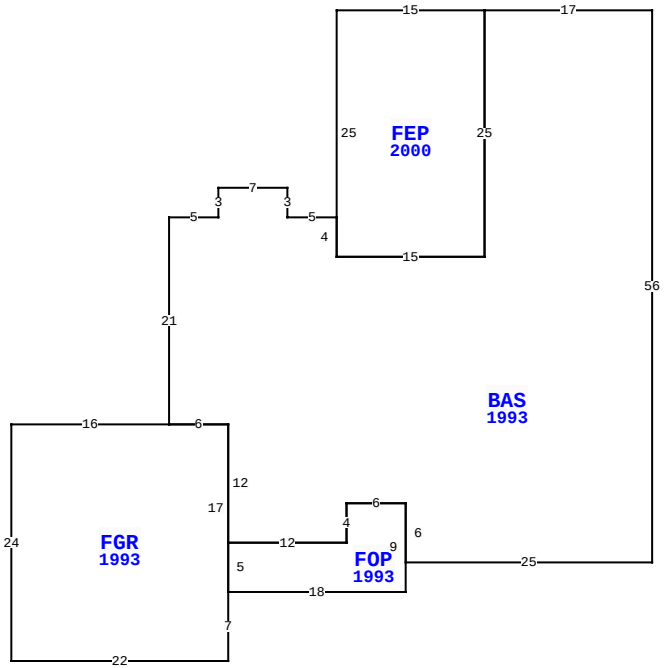
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,889	100	1993	1,889	194,370
FEP	375	80	2000	300	30,869
FGR	528	55	1993	290	29,839
FOP	114	30	1993	34	3,498
TOTALS	2,906			2,513	258,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,513	121.7712	121.77	306,008	1990	1990	0	0	0	15.50	84.50

1 SINGLE FAM – 50% - 1991 Heated Area: 1889 HX Base Yr 1991



96186 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		258,577
TOTAL MARKET OB/XF VALUE		6,658
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		390,235
SOH/AGL Deduction		140,646
ASSESSED VALUE		249,589
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		198,867
TOTAL JUST VALUE		390,235
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001279	ROOF	26,000	02/02/2022
6793	TEMP POLE	3,100	07/05/1990
6575	NEW CONSTR	68,157	06/29/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1515/1945	7/31/2007	QC	Q	I	01	100
GRANTOR: CLEMENTONI PATRICIA A						
GRANTEE: CLEMENTONI PATRICIA						
1190/0147	11/20/2003	QC	Q	I	01	100
GRANTOR: CLEMENTONI GERALD T						
GRANTEE: CLEMENTONI PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FEP=[YR=2000] W15 S25 E15 N25 $ S25 W15 N4 W5 N3 W7 S3 W5 S21 FGR=[YR=1993] W16 S24 E22 N7 FOP=[YR=1993] E18 N9 W6 S4 W12 S5 $ N17 W6 $ E6 S12 E12 N4 E6 S6 E25 N56 $
.

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	50	0	0	1,035.00	SF	5.20	5.20	100	1990	1990	3	57	3,068	
2	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
3	0940	SHEDS/PORT	0	50	20	10	200.00	SF	27.00	27.00	100	1995	1995	3	20	1,080	
4	0850	PEBBLE WLK	0	50	28	3	84.00	SF	3.50	3.50	100	1995	1995	3	68	200	

LAND DESCRIPTION

TOTAL OB/XF 6,658

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	50		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