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

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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

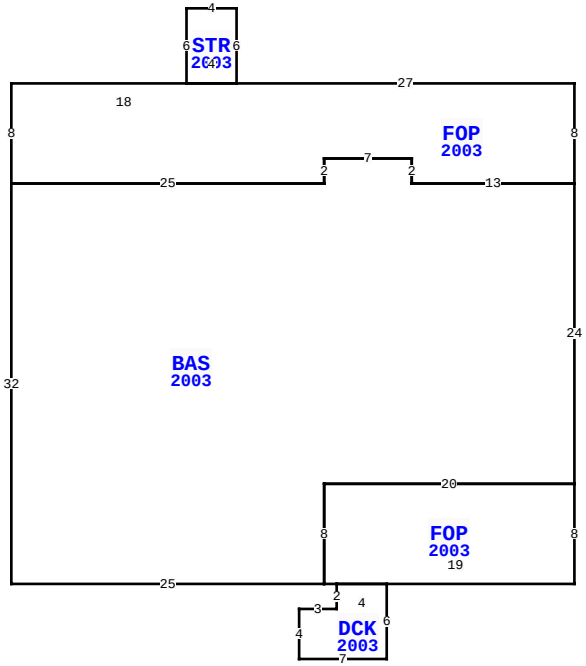
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,294	100	2003	1,294	172,114
DCK	36	10	2003	4	532
FOP	160	30	2003	48	6,384
FOP	346	30	2003	104	13,833
STR	24	10	2003	2	266
TOTALS	1,860			1,452	193,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,452	141.9330	149.03	216,392	2003	2003	0	0	0	10.75	89.25

1 SINGLE 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		239,529
TOTAL MARKET OB/XF VALUE		15,509
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		505,038
SOH/AGL Deduction		261,538
ASSESSED VALUE		243,500
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		192,089
TOTAL JUST VALUE		505,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		503,028

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	85	2,975	
3	0920	CWALL-WD/M	0	100	0	0	28.00	LF	390.00	390.00	100	2014	2014	3	55	6,006	
4	0300	BOAT DCK W	0	100	12	20	240.00	SF	40.00	40.00	100	2014	2014	3	68	6,528	

LAND DESCRIPTION

TOTAL OB/XF 15,509

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	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	2.00	125,000.00	250,000.00	250,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

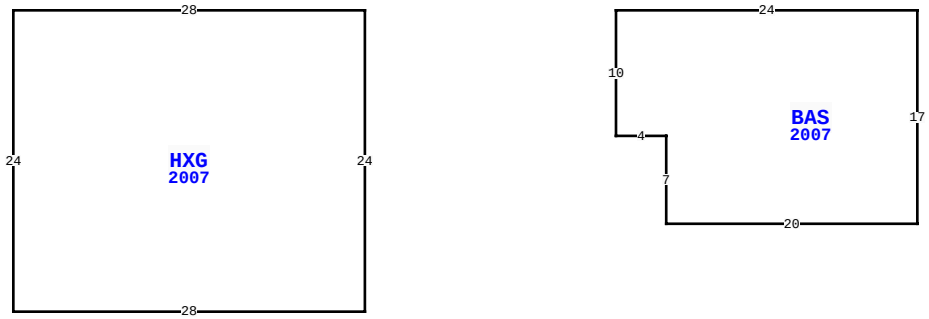
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	380	100	2007	380	23,509
HXG	672	55	2007	370	22,891
TOTALS	1,052			750	46,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	750	121.2750	67.91	50,932	2007	2007	0	0	0	8.90	91.10

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



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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		503,028

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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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS