

LOT 125
BARNWELL MANOR PHASE 2
OR 2362/1884

CHUPP ZACHARY L & TAYLOR R
93595 NEWMARKET LN
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0125-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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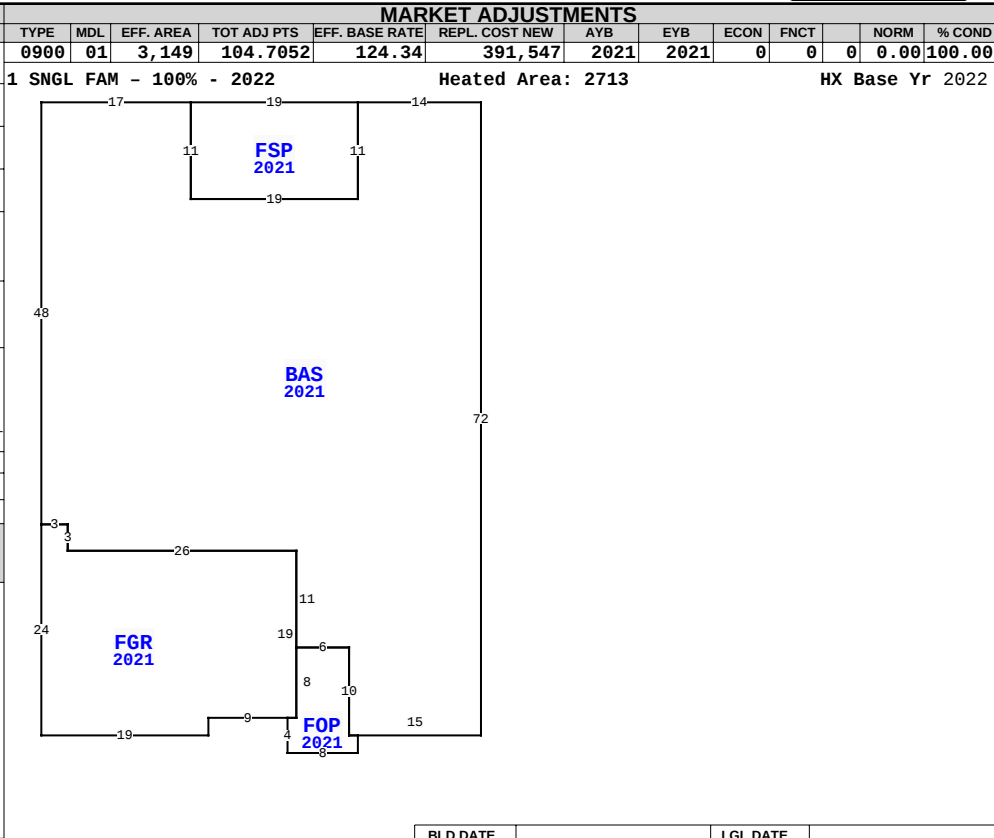
NEIGHBORHOOD/LOC	4088.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,713	100	2,713	337,334
FGR	598	55	329	40,908
FOP	78	30	23	2,860
FSP	209	40	84	10,445

TOTALS	3,598		3,149	391,547
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,204.00	SF	10.00	10.00	100	2021
2	0855	CONC PAVER	0 100	3	11	33.00	SF	10.00	10.00	100	2021
3	0476	VF 6 SBPL	0 100	0	0	234.00	LF	32.00	32.00	100	2021
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00



93595 NEWMARKET LN, FERNANDINA BEACH	BLD DATE	LGL DATE	06/05/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2021	2021	3	100	12,040	
100	2021	2021	3	100	330	
100	2021	2021	3	99	7,413	
100	2021	2021	3	99	594	

TOTAL OB/XF											
20,377											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		391,547	
TOTAL MARKET OB/XF VALUE		20,377	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		486,924	
SOH/AGL Deduction		83,761	
ASSESSED VALUE		403,223	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		353,223	
TOTAL JUST VALUE		486,924	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		404,129	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2101314	CO ISSUED	0	10/28/2021
B2101314	NEW CONSTR	372,677	02/04/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2512/0218	10/28/2021	SW	Q	I	01	402,800
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: CHUPP ZACHARY LEE &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W14 FSP=[YR=2021] W19 S11 E19 N11\$ S11 W19 N11 W17 S48 FGR=[YR=2021] S24 E19 N2 E9 FOP=[YR=2021] S4 E8 N2 W1 N10 W6 S8 W1\$ E1 N19 W26 N3 W3\$ E3 S3 E26 S11 E6 S10 E15 N72\$.											