LOT 129
BARNWELL MANOR PHASE 2
OR 2362/1884

MCELROY JOHN A & ROBIN S
93578 NEWMARKET LN
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0129-0000

BUILDING CHARACTERISTICS

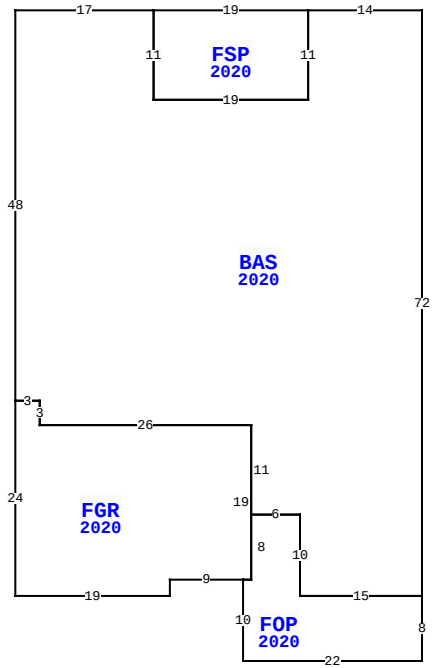
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4088.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,713	100	2,713	317,156
FGR	598	55	329	38,461
FOP	238	30	71	8,300
FSP	209	40	84	9,820
TOTALS	3,758		3,197	373,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,197	98.9368	117.49	375,616	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 2713 HX Base Yr 2021



93578 NEWMARKET LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		373,738
TOTAL MARKET OB/XF VALUE		22,355
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		471,093
SOH/AGL Deduction		363,959
ASSESSED VALUE		107,134
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		57,134
TOTAL JUST VALUE		471,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2004077	CO ISSUED	0	10/27/2020
B2004077	NEW CONSTR	372,880	05/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/0688	10/27/2020	SW	Q	I	02	445,500

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: MCELROY JOHN A & RO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FSP=[YR=2020] W19 S11 E19 N11$ S11 W19 N11 W17 S48 FGR=[YR=2020] S24 E19 N2 E9 FOP=[YR=2020] S10 E22 N8 W15 N10 W6 S8 W1$ E1 N19 W26 N3 W3$ E3 S3 E26 S11 E6 S10 E15 N72$.

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	0855	CONC PAVER	0	100	10	3	30.00	SF	10.00	10.00	100	2020	2020	3	99	297	
2	0855	CONC PAVER	0	100	0	0	1,118.00	SF	10.00	10.00	100	2020	2020	3	99	11,068	
3	0462	ST/AL FNC	0	100	264	0	1,064.00	SF	10.00	10.00	100	2020	2020	3	95	10,108	
4	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2020	2020	3	98	882	

LAND DESCRIPTION

TOTAL OB/XF 22,355

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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/24/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS