

LOT 133  
BARNWELL MANOR PHASE 2  
OR 2362/1884

OUIMETTE EDMUND F & MONTES LISA MARIE REV LIVING T  
93626 NEWMARKET LANE  
FERNANDINA BEACH, FL 32034

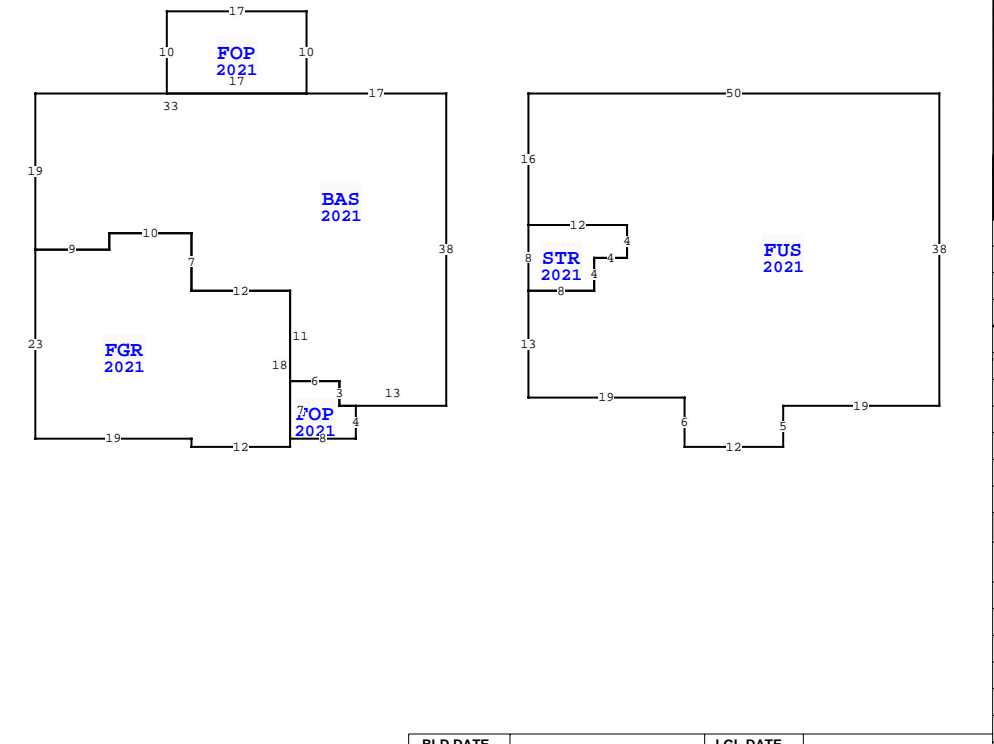
2023

39-2N-28-0141-0133-0000



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/LAMMT 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,645	96.7860	114.93	418,920	2021	2021	0	0	0.00	100.00	



QUALITY				
QUALITY	CD			
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	1,333	100	1,333	153,202
FGR	685	55	377	43,329
FOP	50	30	15	1,724
FOP	170	30	51	5,861
FUS	1,861	100	1,861	213,885
STR	80	10	8	919
TOTALS	4,179		3,645	418,920

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			418,920
TOTAL MARKET OB/XF VALUE			17,758
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			511,678
SOH/AGL Deduction			0
ASSESSED VALUE			511,678
TOTAL EXEMPTION VALUE	HX HB VX	55,000	
BASE TAXABLE VALUE			456,678
TOTAL JUST VALUE			511,678
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			425,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2102908	CO ISSUED	0	12/23/2021
B2102908	NEW CONSTR	432,883	03/10/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2655/824	7/20/2023	WD	U	I	11	100
GRANTOR: OUIMETTE EDMUND FRANC						
GRANTEE: OUIMETTE EDMUND F &						
2530/1573	12/23/2021	SW	Q	I	01	572,500
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: OUIMETTE EDMUND FRA						

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
1	0855	CONC PAVER	0	100	0	809.00	UT	10.00	10.00	100	2021	2021	3	100	8,090	
2	0855	CONC PAVER	0	100	3	33.00	SF	10.00	10.00	100	2021	2021	3	100	330	
3	0476	VF 6 SBPL	0	100	0	276.00	LF	32.00	32.00	100	2021	2021	3	99	8,744	
4	0470	VNYL GATE	0	100	0	2.00	UT	300.00	300.00	100	2021	2021	3	99	594	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] W17 FOP=[YR=2021] N10 W17 S10 E17\$ W33 S19 FGR=[YR=2021] S23 E19 S1 E12 N1 FOP=[YR=2021] E8 N4 W2 N3 W6 S7\$ N18 W12 N7 W10 S2 W9 \$ E9 N2 E10 S7 E12 S11 E6 S3 E13 N38\$ PTR=E10 FUS=[YR=2021] E50 S38 W19 S5 W12 N6 W19 N13 STR=[YR=2021] N8 E12 S4 W4 S4 W8\$ E8 N4 E4 N4 W12 N16\$ W10\$.	

LAND DESCRIPTION		TOTAL OB/XF													17,758									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							