

LOT 141
BARNWELL MANOR PHASE 2
OR 2362/1884

CRESCENZI TERRIE L &/CASTILLO DION RAY
93696 NEW MARKET LN
FERNANDINA BEACH, FL 32034

2023

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



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	31	HARDIE BRD 100	0900	01	2,920	102.2485	121.42	354,546	2022	2022	0	0	0.00	100.00	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2023													Heated Area: 2445																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023																			
Interior Wall	05	DRYWALL 100														VALUATION BY																			
Interior Floo	11	CLAY TILE 50														Tax Group: 4										Tax Dist:									
Interior Floo	14	CARPET 50														BUILDING MARKET VALUE										354,546									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										19,614									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										75,000									
Bedrooms	3	100														TOTAL MARKET VALUE										449,160									
Bathrooms	2.5	100														SOH/AGL Deduction										0									
Frame	03	MASONRY 100														ASSESSED VALUE										449,160									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Units	0	100														BASE TAXABLE VALUE										399,160									
Occupancy	00	NONE 100	TOTAL JUST VALUE										449,160																						
			NCON VALUE										374,160																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										65,000																						
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	2,445	100	2,445	296,872																															
FGR	640	55	352	42,740																															
FOP	185	30	56	6,800																															
FSP	168	40	67	8,135																															
TOTALS			3,438	2,920	354,546																														
EXTRA FEATURES			93696 NEWMARKET LN, FERNANDINA BEACH																																
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 PAVR	0	100	0	0			1,095.00	SF	10.00	10.00	100	2022	2022	3	100	10,950																	
2	0476	VF 6 SBPL	0	100	0	0			252.00	LF	32.00	32.00	100	2022	2022	3	100	8,064																	
3	0470	VNYL GATE	0	100	0	0			2.00	UT	300.00	300.00	100	2022	2022	3	100	600																	
LAND DESCRIPTION			TOTAL OB/XF 19,614																																
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																		
REVIEW DATE 09/20/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																			