

LOT 145
BARNWELL MANOR PHASE 2
OR 2362/1884

SISTERS OF THE ADORATION OF THE BLESSED SACRAMENT
93728 NEWMARKET LN
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0145-0000



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	PAGE 1 of 1										
Exterior Wall	31	HARDIE BRD 100	0900	01	3,693	96.7860	114.93	424,436	2021	2021	0	0	0.00	100.00	VALUATION BY STANDARD										
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 0% - 0													Tax Group: 4 Tax Dist:									
Roof Cover	03	COMP SHNGL 100	Heated Area: 3194													BUILDING MARKET VALUE 424,436									
Interior Wall	05	DRYWALL 100	HX Base Yr													TOTAL MARKET OB/XF VALUE 13,830									
Interior Floo	13	LVT/LAMMT 60														TOTAL LAND VALUE - MARKET 75,000									
Interior Floo	14	CARPET 40														TOTAL MARKET VALUE 513,266									
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 42,431									
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 470,835									
Bedrooms	5	100														TOTAL EXEMPTION VALUE 0									
Bathrooms	4	100														BASE TAXABLE VALUE 470,835									
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 513,266									
Stories	2.	100														NCON VALUE 0									
Units	0	100														INCOME VALUE									
Occupancy	00	NONE 100														PREVIOUS YEAR MKT VALUE 428,032									
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	1,333	100	1,333	153,202																					
FGR	685	55	377	43,329																					
FOP	50	30	15	1,724																					
FOP	330	30	99	11,378																					
FUS	1,861	100	1,861	213,885																					
STR	80	10	8	919																					
TOTALS	4,339		3,693	424,436																					
EXTRA FEATURES					93728 NEWMARKET LN, FERNANDINA BEACH										BLD DATE LGL DATE 06/05/2023 MLU										
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	0812	CONCRETE C	0	0	0	0		1,174.00	SF 4.00	4.00	100	2021	2021	3	100	4,696									
2	0810	CONCRETE A	0	0	3	9		27.00	SF 6.50	6.50	100	2021	2021	3	100	176									
3	0476	VF 6 SBPL	0	0	0	0		264.00	LF 32.00	32.00	100	2021	2021	3	99	8,364									
4	0470	VNYL GATE	0	0	0	0		2.00	UT 300.00	300.00	100	2021	2021	3	99	594									
LAND DESCRIPTION																									
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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000								
REVIEW DATE 01/19/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																									