LOT 146
BARNWELL MANOR PHASE 2
OR 2362/1884

QUINN STEPHANIE J & ERIC A
93736 NEWMARKET LN
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0146-0000

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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

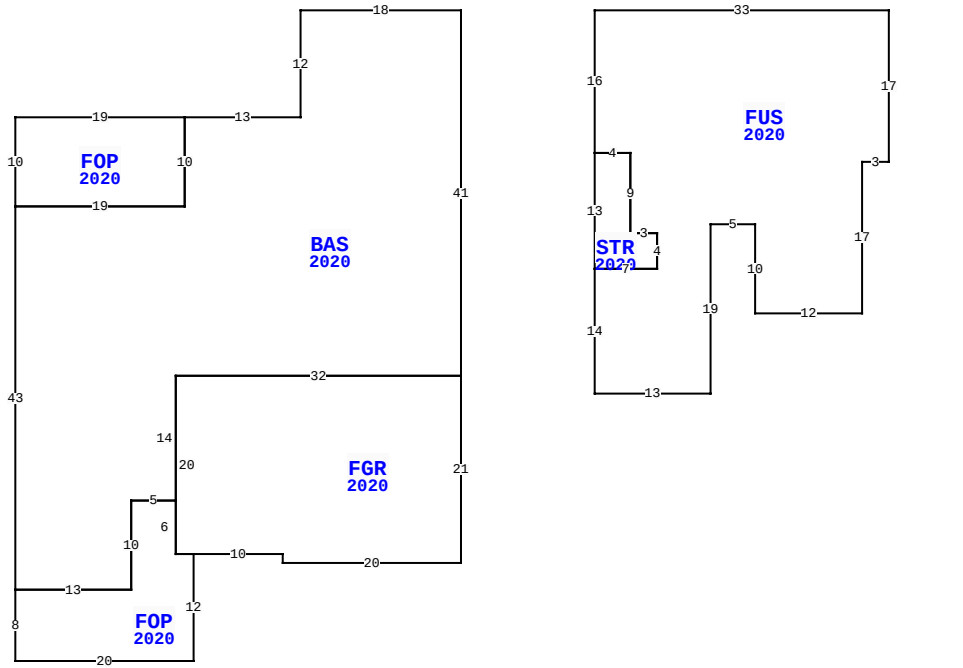
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,858	100	1,858	227,946
FGR	660	55	363	44,534
FOP	190	30	57	6,993
FOP	218	30	65	7,975
FUS	1,074	100	1,074	131,762
STR	64	10	6	736
TOTALS	4,064		3,423	419,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,423	103.8312	123.30	422,056	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 2932 HX Base Yr 2021



93736 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		419,946
TOTAL MARKET OB/XF VALUE		9,945
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		504,891
SOH/AGL Deduction		120,199
ASSESSED VALUE		384,692
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		334,692
TOTAL JUST VALUE		504,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2004079	CO ISSUED	0	10/14/2020
B2004079	NEW CONSTR	400,712	05/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2402/1728	10/15/2020	SW	Q	I	02	388,900

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: QUINN STEPHANIE J &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W18 S12 W13 FOP=[YR=2020] W19 S10 E19 N10$ S10 W19 S43 FOP=[YR=2020] S8 E20 N12 FGR=[YR=2020] E10 S1 E20 N21 W32 S20 E2$ W2 N6 W5 S10 W13$ E13 N10 E5 N14 E32 N41$ PTR= E15 FUS=[YR=2020] E33 S17 W3 S17 W12 N10 W5 S19 W13 N14 STR=[YR=2020] N13 E4 S9 E3 S4 W7$ E7 N4 W3 N9 W4 N16$ W15$.

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	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2020	2020	3	99	193	
2	0855	CONC PAVER	0	100	0	0	985.00	SF	10.00	10.00	100	2020	2020	3	99	9,752	

LAND DESCRIPTION

TOTAL OB/XF 9,945

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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 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