LOT 149
BARNWELL MANOR PHASE 2
OR 2362/1884

**LIN KEVIN YEN-CHEN & REBEKAH GRACE**
93723 NEWMARKET LANE
FERNANDINA BEACH, FL 32097

**2023**

**39-2N-28-0141-0149-0000**

## BUILDING CHARACTERISTICS

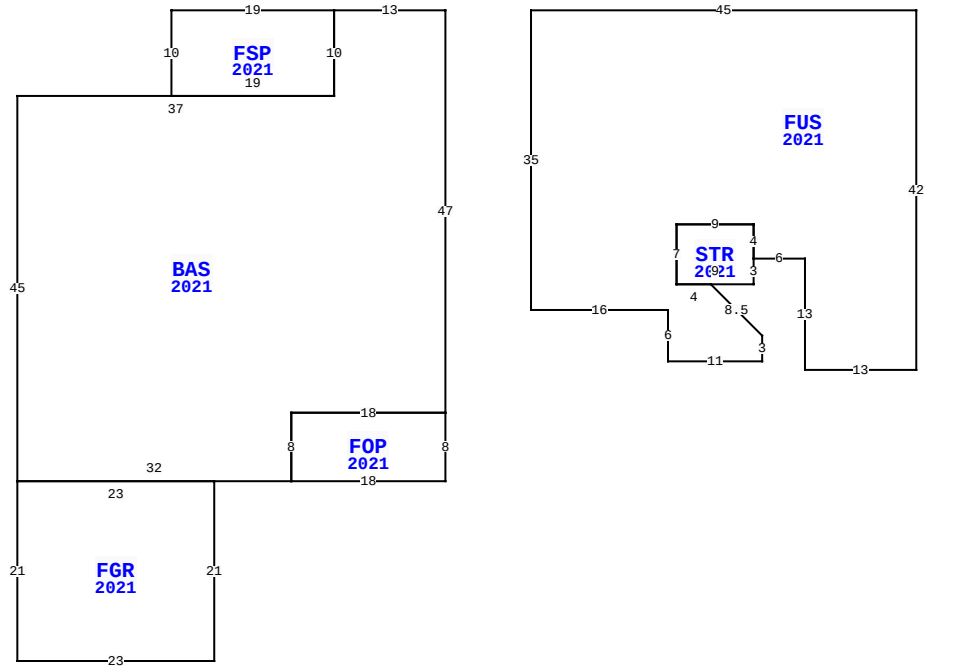
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 90 |
| Roof Cover | 12 | MODULAR MT 10 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 4.5 100 |
| 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 | 2,236 | 100 | 2,236 | 249,292 |
| FGR | 483 | 55 | 266 | 29,656 |
| FOP | 144 | 30 | 43 | 4,794 |
| FSP | 190 | 40 | 76 | 8,473 |
| FUS | 1,618 | 100 | 1,618 | 180,391 |
| STR | 63 | 10 | 6 | 669 |
| TOTALS | 4,734 | | 4,245 | 473,275 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 4,245 | 93.8828 | 111.49 | 473,275 | 2021 | 2021 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2022 Heated Area: 3854 HX Base Yr 2022




93723 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 | | 473,275 |
| TOTAL MARKET OB/XF VALUE | | 8,580 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 556,855 |
| SOH/AGL Deduction | | 133,472 |
| ASSESSED VALUE | | 423,383 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 373,383 |
| TOTAL JUST VALUE | | 556,855 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 466,155 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C2103017 | CO ISSUED | 0 | 12/30/2021 |
| B2103017 | NEW CONSTR | 507,144 | 03/12/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2528/0396 | 12/29/2021 | SW | Q | I | 01 | 551,400 |

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: LIN KEVIN YEN-CHEN

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W13 FSP=[YR=2021] W19 S10 E19 N10$ S10 W37 S45 FGR=[YR=2021] S21 E23 N21 W23$ E32 FOP=[YR=2021] E18 N8 W18 S8$ N8 E18 N47$ PTR=E10 FUS=[YR=2021] E45 S42 W13 N13 W6 STR=[YR=2021] S3 W9 N7 E9 S4$ N4 W9 S7 E4 D6 R6 S3 W11 N6 W16 N35$ W10$.

## 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 | 0 | 0 | 732.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 100 | 7,320 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 3 | 42 | 126.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 100 | 1,260 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,580

| 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 | 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 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