LOT 150
BARNWELL MANOR PHASE 2
OR 2362/1884

WYATT OTIS WADE & MELANIE S
93715 NEWMARKET LANE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0150-0000

BUILDING CHARACTERISTICS

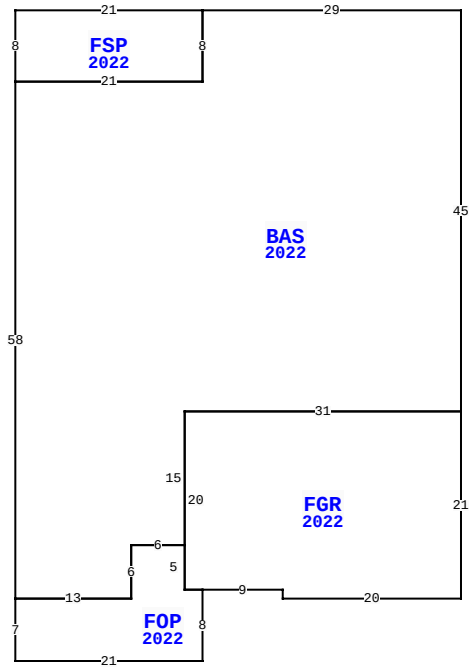
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 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	2,445	100	2,445	282,618
FGR	640	55	352	40,688
FOP	185	30	56	6,473
FSP	168	40	67	7,745
TOTALS	3,438		2,920	337,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,920	97.3370	115.59	337,523	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2445 HX Base Yr 2023



93715 NEWMARKET LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		337,523
TOTAL MARKET OB/XF VALUE		12,780
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		425,303
SOH/AGL Deduction		153,385
ASSESSED VALUE		271,918
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		221,918
TOTAL JUST VALUE		425,303
NCON VALUE		346,135
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112396	NEW CONSTR	360,722	09/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2575/1344	6/30/2022	SW	Q	I	01	501,400

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: WYATT OTIS WADE & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W29 FSP=[YR=2022] W21 S8 E21 N8$ S8 W21 S58
FOP=[YR=2022] S7 E21 N8 FGR=[YR=2022] E9 S1 E20 N21 W31 S20
E2$ W2 N5 W6 S6 W13$ E13 N6 E6 N15 E31 N45$.

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	1,278.00	SF	10.00	10.00	100	2022	2022	3	100	12,780	

LAND DESCRIPTION

TOTAL OB/XF 12,780

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 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