

LOT 155
BARNWELL MANOR PHASE 2
OR 2362/1884

WOOD ROBERT BARCLAY V
93675 NEWMARKET LN
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0155-0000



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	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

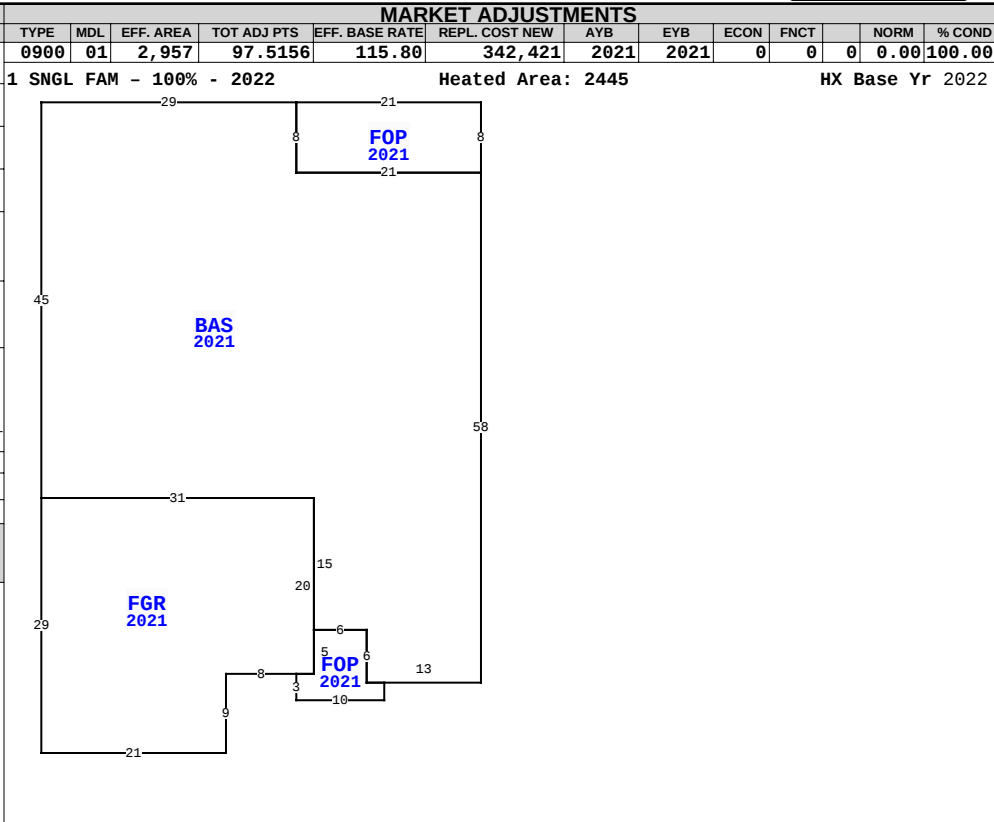
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4088.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2,445	283,131
FGR	809	55	445	51,531
FOP	58	30	17	1,969
FOP	168	30	50	5,790

TOTALS	3,480		2,957	342,421
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,698.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	3	52	156.00	SF	10.00	10.00
3	0462	ST/AL FNC	0 100	0	0	672.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100			0.00	0.00	1.00



93675 NEWMARKET LN, FERNANDINA BEACH	BLD DATE		LGL DATE	06/05/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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 PAVER	0 100	0	0	1,698.00	SF	10.00	10.00	100	2021	2021	3	100	16,980	
2	0855	CONC PAVER	0 100	3	52	156.00	SF	10.00	10.00	100	2021	2021	3	100	1,560	
3	0462	ST/AL FNC	0 100	0	0	672.00	SF	10.00	10.00	100	2021	2021	3	98	6,586	

TOTAL OB/XF										25,126						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				342,421	
TOTAL MARKET OB/XF VALUE				25,126	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				442,547	
SOH/AGL Deduction				66,439	
ASSESSED VALUE				376,108	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				326,108	
TOTAL JUST VALUE				442,547	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				365,153	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2013183	CO ISSUED	0	10/01/2021
B2013183	NEW CONSTR	346,647	01/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2502/0809	9/30/2021	SW	Q	I	01	392,900
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: WOOD ROBERT BARCLAY						

BUILDING NOTES						
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BUILDING DIMENSIONS						
FOP=[YR=2021] W21 BAS=[YR=2021] W29 S45 FGR=[YR=2021] S29 E21 N9 E8 FOP=[YR=2021] S3 E10 N2 W2 N6 W6 S5 W2\$ E2 N20 W31\$ E31 S15 E6 S6 E13 N58 W21 N8\$ S8 E21 N8\$.						