LOT 157
BARNWELL MANOR PHASE 2
OR 2362/1884

MUNTZ GARY R & DONNA L
93651 NEWMARKET LANE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0157-0000

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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

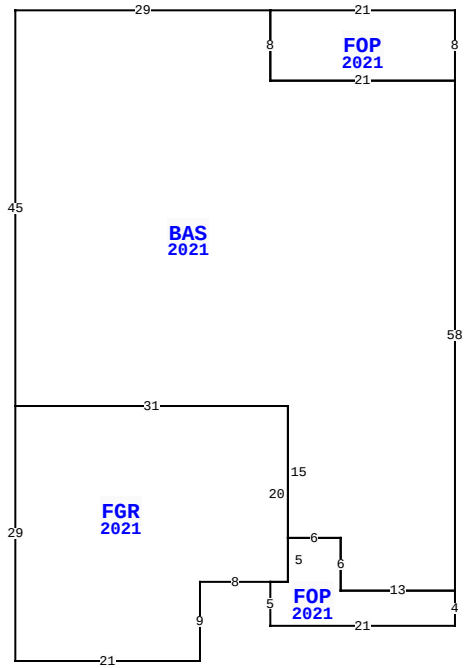
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2,445	305,429
FGR	809	55	445	55,589
FOP	122	30	37	4,622
FOP	168	30	50	6,246
TOTALS	3,544		2,977	371,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,977	105.1954	124.92	371,887	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2022 Heated Area: 2445 HX Base Yr 2022



93651 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		371,887
TOTAL MARKET OB/XF VALUE		23,991
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		470,878
SOH/AGL Deduction		89,258
ASSESSED VALUE		381,620
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		331,620
TOTAL JUST VALUE		470,878
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2102912	CO ISSUED	0	11/15/2021
B2102912	NEW CONSTR	349,745	03/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2517/0378	11/12/2021	SW	U	I	11	100
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: MUNTZ GARY R & DONN						
2514/1455	11/10/2021	SW	Q	I	02	390,500
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: MUNTZ GARY R & DONN						

BUILDING NOTES

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	1,511.00	SF	10.00	10.00	100	2021	2021	3	100	15,110	
2	0855	CONC PAVER	0	100	3	53	159.00	SF	10.00	10.00	100	2021	2021	3	100	1,590	
3	0462	ST/AL FNC	0	100	0	0	744.00	SF	10.00	10.00	100	2021	2021	3	98	7,291	

BUILDING DIMENSIONS

FOP=[YR=2021] W21 BAS=[YR=2021] W29 S45 FGR=[YR=2021] S29 E21 N9 E8 FOP=[YR=2021] S5 E21 N4 W13 N6 W6 S5 W2$ E2 N20 W31$ E31 S15 E6 S6 E13 N58 W21 N8$ S8 E21 N8$.

LAND DESCRIPTION

TOTAL OB/XF 23,991

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	000134	C	SFR POND	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