

LOT 158
BARNWELL MANOR PHASE 2
OR 2362/1884

GORY LAWRENCE W & BARBARA KAY
93635 NEWMARKET LANE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0158-0000



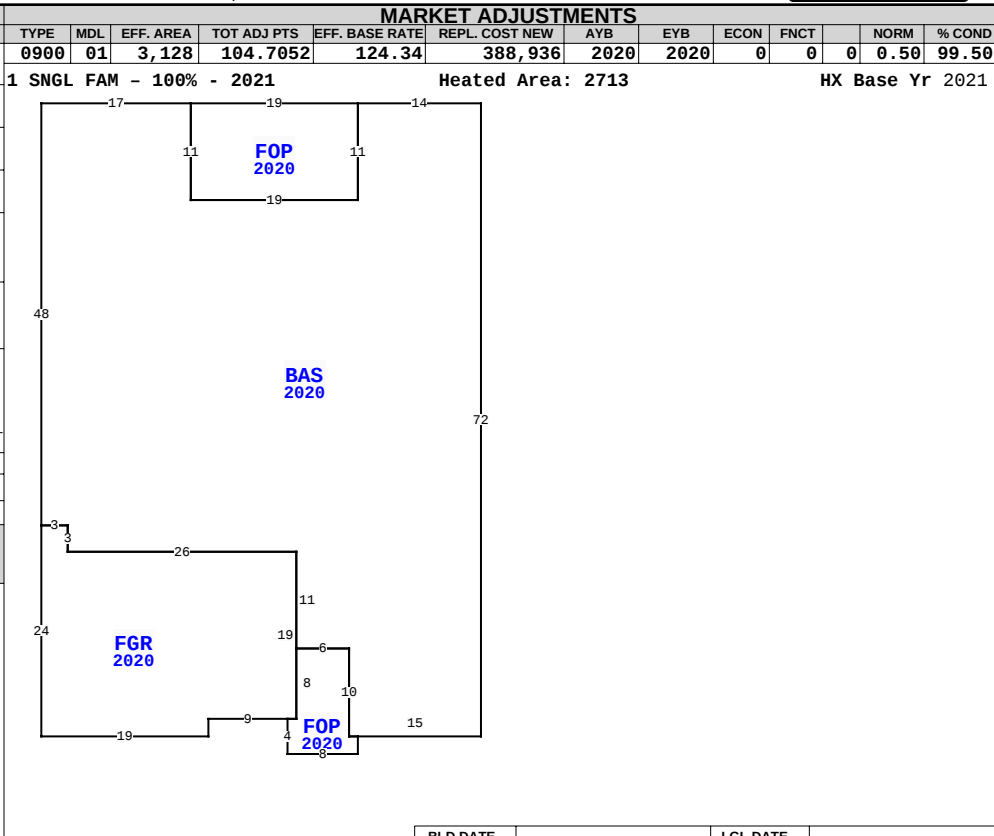
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	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	2,713	100	2,713	335,647
FGR	598	55	329	40,703
FOP	78	30	23	2,846
FOP	209	30	63	7,794
TOTALS	3,598		3,128	386,991

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	8	3	24.00	SF	10.00	10.00	100	2020
2	0855	CONC PAVER	0 100	0	0	975.00	SF	10.00	10.00	100	2020

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



93635 NEWMARKET LN, FERNANDINA BEACH	BLD DATE	LGL DATE	06/05/2023	MLU
	XF DATE	LAND DATE		
	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		386,991	
TOTAL MARKET OB/XF VALUE		9,891	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		471,882	
SOH/AGL Deduction		118,986	
ASSESSED VALUE		352,896	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		302,896	
TOTAL JUST VALUE		471,882	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		396,289	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2003347	CO ISSUED	0	10/20/2020
B2003347	NEW CONSTR	369,968	04/17/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2401/1210	10/19/2020	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: GORY LAWRENCE W & B					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W14 FOP=[YR=2020] W19 S11 E19 N11\$ S11 W19 N11 W17 S48 FGR=[YR=2020] S24 E19 N2 E9 FOP=[YR=2020] S4 E8 N2 W1 N10 W6 S8 W1\$ E1 N19 W26 N3 W3\$ E3 S3 E26 S11 E6 S10 E15 N72\$.											