

LOT 159
BARNWELL MANOR PHASE 2
OR 2362/1884

RAYMOND EDDY & ROSALME P
93627 NEWMARKET LN
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0159-0000



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 50
Interior Floo	13	LVT/LAMMT 50
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	261,728
FGR	483	55	266	31,136
FOP	144	30	43	5,034
FSP	190	40	76	8,896
FUS	1,618	100	1,618	189,390
STR	63	10	6	702

TOTALS 4,734 4,245 496,885

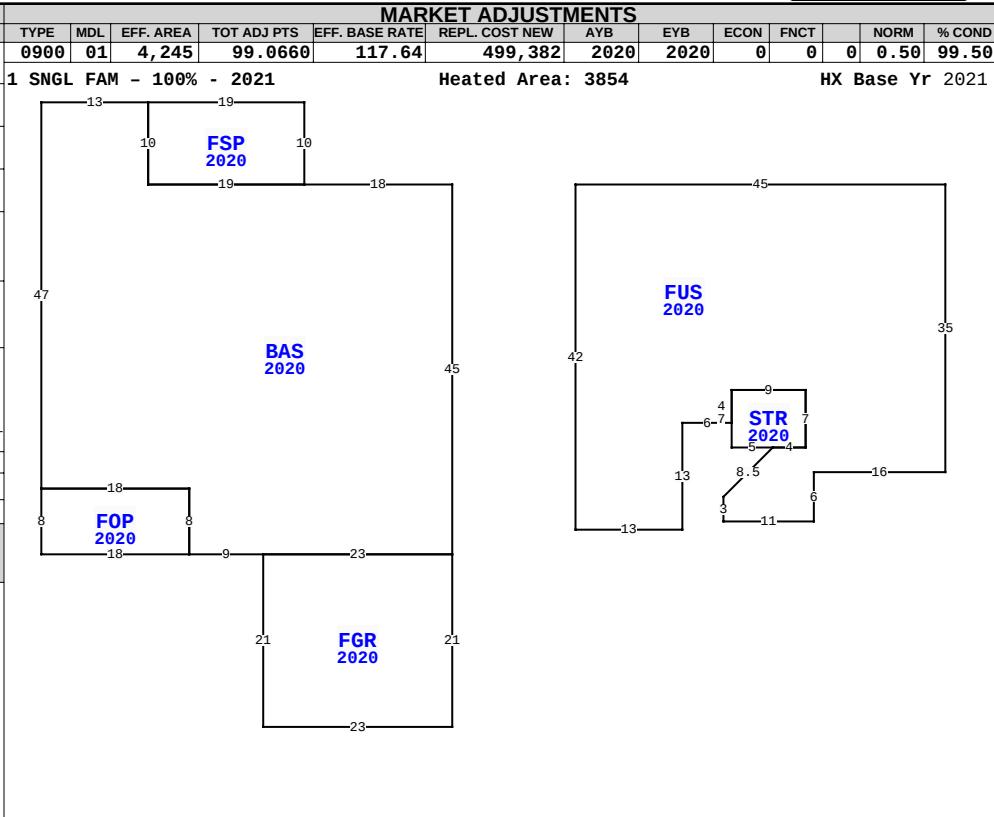
EXTRA FEATURES

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	38	3	114.00	SF	10.00	10.00	100	2020	2020	3	99	1,129	
2	0855	CONC PAVER	0 100	0	0	740.00	SF	10.00	10.00	100	2020	2020	3	99	7,326	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 02/25/2021 BY KW



93627 NEWMARKET LN, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/05/2023 MLU

TOTAL OB/XF																	8,455
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Market: 0 Agricultural: 0 Common: 75,000

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		496,885
TOTAL MARKET OB/XF VALUE		8,455
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		580,340
SOH/AGL Deduction		176,279
ASSESSED VALUE		404,061
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		349,061
TOTAL JUST VALUE		580,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2005574	CO ISSUED	0	12/03/2020
B2005574	NEW CONSTR	497,473	06/26/2020

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2414/0759	12/04/2020	SW	Q	I	01	481,500

GRANTOR: AVH NORTH FLORIDA LLC

GRANTEE: RAYMOND EDDY & ROSA