

LOT 126
BARNWELL MANOR PHASE 2
OR 2362/1884

DOUGH VICTORIA WILSON & GASTON FENWICK III
93579 NEWMARKET LANE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0126-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	31	HARDIE BRD 100	0900	01	3,176	106.9776	133.72	424,695	2021	2021	0	0	0.50	99.50	STANDARD														
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2022													Heated Area: 2713													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022													
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 80																											
Interior Floo	14	CARPET 20																											
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	360,968																									
FGR	598	55	329	43,774																									
FOP	209	30	63	8,382																									
FOP	238	30	71	9,447																									
TOTALS			3,758	3,176	422,572																								
EXTRA FEATURES			93579 NEWMARKET LN, FERNANDINA BEACH																										
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	10	3	30.00	SF	10.00	10.00	100	2021	2021	3	99	297														
2	0855	CONC PAVER	0 100	0	0	1,379.00	SF	10.00	10.00	100	2021	2021	3	99	13,652														
3	0462	ST/AL FNC	0 100	336	0	1,366.00	SF	10.00	10.00	100	2021	2021	3	95	12,977														
4	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	98	588														
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000												
REVIEW DATE 07/21/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																													