

LOT 128
BARNWELL MANOR PHASE 2
OR 2362/1884

SPENCER DAVID L & KATHLEEN B
93562 NEWMARKET LN
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0128-0000



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		4.5 100
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	2,905	100	2,905	379,539
FGR	679	55	373	48,733
FOP	48	30	14	1,830
FSP	228	40	91	11,889
TOTALS	3,860		3,383	441,990

TOTALS		15,800	0,000	441,000			
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0810	CONCRETE A	0	100	5	3	
2	0812	CONCRETE C	0	100	0	0	
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LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000134	C	SFR POND	100	
REVIEW DATE		02/24/2021		BY	KW

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,383	105.5792	131.97	446,455	2020	2020	0	0	0	1.00	99.00	
1 SNGL FAM - 100% - 2024 Heated Area: 2905 HX Base Yr 2024													
93562 NEWMARKET LN, FERNANDINA BEACH													
BLD DATE: 06/05/2023 MLU: 06/05/2023													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		441,990	
TOTAL MARKET OB/XF VALUE		4,128	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		521,118	
SOH/AGL Deduction		56,014	
ASSESSED VALUE		465,104	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		415,104	
TOTAL JUST VALUE		521,118	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		501,168	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2003348	CO ISSUED	0	11/16/2020
B2003348	NEW CONSTR	396,369	04/17/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2650/129	6/23/2023	WD Q	Q	I	02	660,000	
GRANTOR: NEBLETT BLAKE EDWARD							
GRANTEE: SPENCER DAVID L & K							
2411/0060	11/16/2020	SW Q	Q	I	02	418,000	
GRANTOR: AVH NORTH FLORIDA LLC							
GRANTEE: NEBLETT BLAKE EDWAR							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2020] W17 S3 FSP=[YR=2020] W19 S12 E19 N12\$ S12 W19 N15 W14 S80 E14 N2 FOP=[YR=2020] E6 N1 FGR=[YR=2020] E11 S1 E19 N23 W30 S22\$ N7 W6 S8\$ N8 E6 N15 E30 N55\$.													