

LOT 129
BARNWELL MANOR PHASE 2
OR 2362/1884

MCELROY JOHN A & ROBIN S
93578 NEWMARKET LN
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0129-0000



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	13	LVT/LAMMT 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
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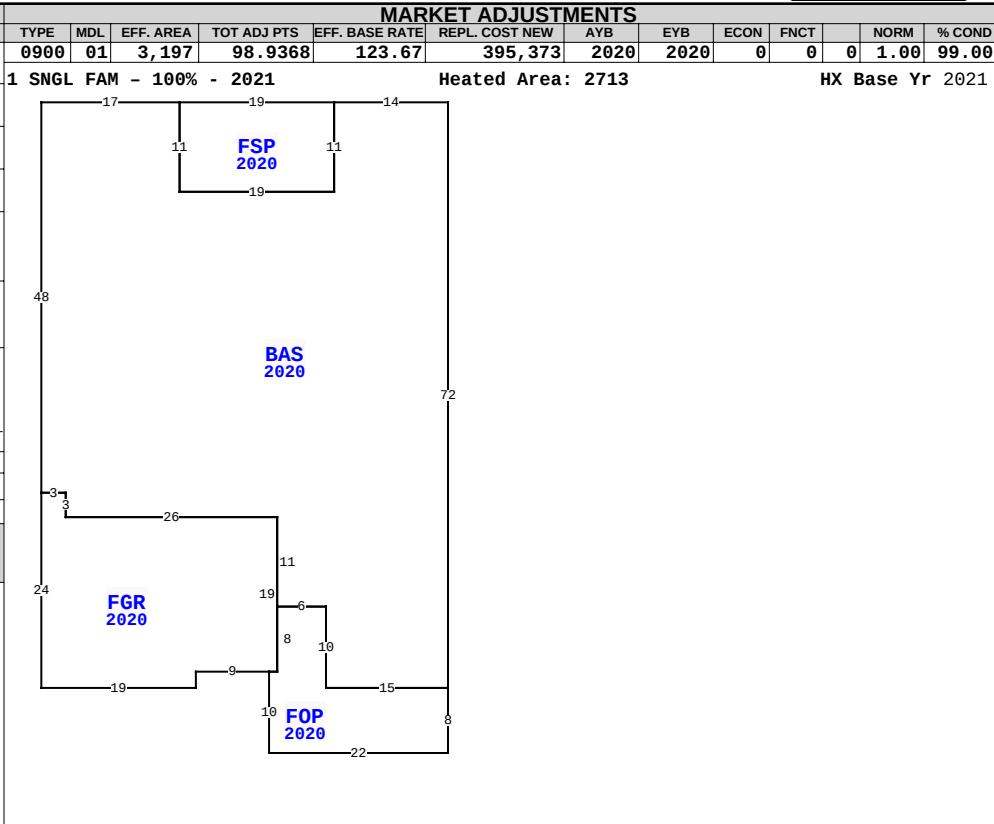
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,713	100	2,713	332,162
FGR	598	55	329	40,280
FOP	238	30	71	8,693
FSP	209	40	84	10,284

TOTALS	3,758		3,197	391,419
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	10	3	30.00	SF	10.00	
2	0855	CONC PAVER	0 100	0	0	1,118.00	SF	10.00	
3	0462	ST/AL FNC	0 100	264	0	1,064.00	SF	10.00	
4	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	

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

REVIEW DATE	02/24/2021	BY	KW
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93578 NEWMARKET LN, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	06/05/2023
	INC DATE		AG DATE	MLU

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	2020	2020	3	99	297	
2	0855	CONC PAVER	0 100	0	0	1,118.00	SF	10.00	10.00	100	2020	2020	3	99	11,068	
3	0462	ST/AL FNC	0 100	264	0	1,064.00	SF	10.00	10.00	100	2020	2020	3	93	9,895	
4	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2020	2020	3	96	864	

TOTAL OB/XF													22,124	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00			

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										391,419									
TOTAL LAND VALUE - MARKET										22,124									
TOTAL MARKET VALUE										75,000									
SOH/AGL Deduction										488,543									
ASSESSED VALUE										378,195									
TOTAL EXEMPTION VALUE										110,348									
BASE TAXABLE VALUE										50,000									
TOTAL JUST VALUE										60,348									
NCON VALUE										488,543									
INCOME VALUE										0									
PREVIOUS YEAR MKT VALUE										471,093									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2004077	CO ISSUED	0	10/27/2020
B2004077	NEW CONSTR	372,880	05/13/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2404/0688	10/27/2020	SW	Q	I	02	445,500	
GRANTOR:AVH NORTH FLORIDA LLC							
GRANTEE:MCELROY JOHN A & RO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W14 FSP=[YR=2020] W19 S11 E19 N11\$ S11 W19 N11 W17 S48 FGR=[YR=2020] S24 E19 N2 E9 FOP=[YR=2020] S10 E22 N8 W15 N10 W6 S8 W1\$ E1 N19 W26 N3 W3\$ E3 S3 E26 S11 E6 S10 E15 N72\$.									