

LOT 133
BARNWELL MANOR PHASE 2
OR 2362/1884

OUIMETTE EDMUND F & MONTES LISA MARIE REV LIVING T
93626 NEWMARKET LANE
FERNANDINA BEACH, FL 32034

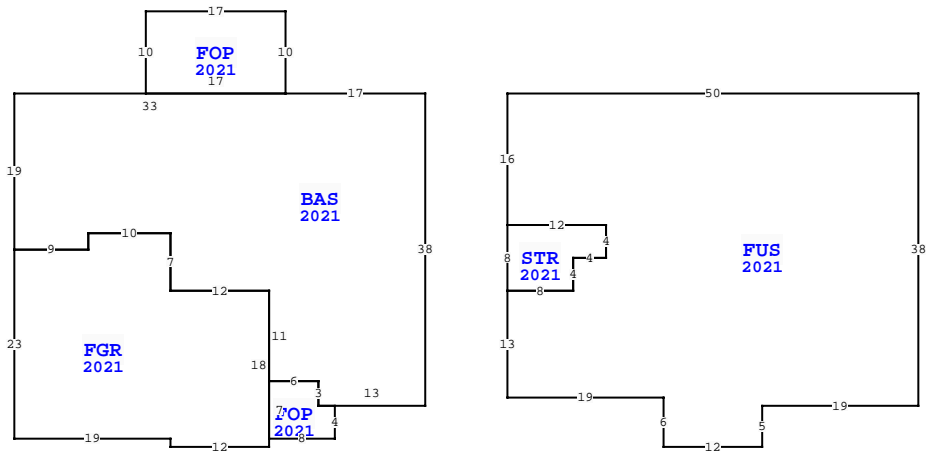
2024

39-2N-28-0141-0133-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		5	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	3,645	96.7860	120.98	440,972	2021	2021	0	0	0	0.50	99.50		
1 SNGL FAM - 100% - 2023 Heated Area: 3194 HX Base Yr 2023														



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	1,333	100	1,333	160,460
FGR	685	55	377	45,381
FOP	50	30	15	1,806
FOP	170	30	51	6,139
FUS	1,861	100	1,861	224,018
STR	80	10	8	963
TOTALS	4,179		3,645	438,767

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			438,767
TOTAL MARKET OB/XF VALUE			17,579
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			531,346
SOH/AGL Deduction			4,318
ASSESSED VALUE			527,028
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			472,028
TOTAL JUST VALUE			531,346
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			511,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2102908	CO ISSUED	0	12/23/2021
B2102908	NEW CONSTR	432,883	03/10/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2655/824	7/20/2023	WD	U	I	11	100
GRANTOR: OUIMETTE EDMUND FRANC						
GRANTEE: OUIMETTE EDMUND F &						
2530/1573	12/23/2021	SW	Q	I	01	572,500
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: OUIMETTE EDMUND FRA						

EXTRA FEATURES														93626 NEWMARKET LN, FERNANDINA BEACH		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	06/05/2023	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	0	0	809.00	UT	10.00	10.00	100	2021	2021	3	99	8,009							
2	0855	CONC PAVER	0	100	3	11	33.00	SF	10.00	10.00	100	2021	2021	3	99	327							
3	0476	VF 6 SBPL	0	100	0	0	276.00	LF	32.00	32.00	100	2021	2021	3	98	8,655							
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	98	588							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2021] W17 FOP=[YR=2021] N10 W17 S10 E17\$ W33 S19													
FGR=[YR=2021] S23 E19 S1 E12 N1 FOP=[YR=2021] E8 N4 W2 N3 W6													
S7\$ N18 W12 N7 W10 S2 W9 \$ E9 N2 E10 S7 E12 S11 E6 S3 E13													
N38\$ PTR=E10 FUS=[YR=2021] E50 S38 W19 S5 W12 N6 W19 N13													
STR=[YR=2021] N8 E12 S4 W4 S4 W8\$ E8 N4 E4 N4 W12 N16\$ W10\$.													

LAND DESCRIPTION														TOTAL OB/XF 17,579										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							