

LOT 141
BARNWELL MANOR PHASE 2
OR 2362/1884

CRESCENZI TERRIE L &/CASTILLO DION RAY
93696 NEWMARKET LN
FERNANDINA BEACH, FL 32034

2024

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



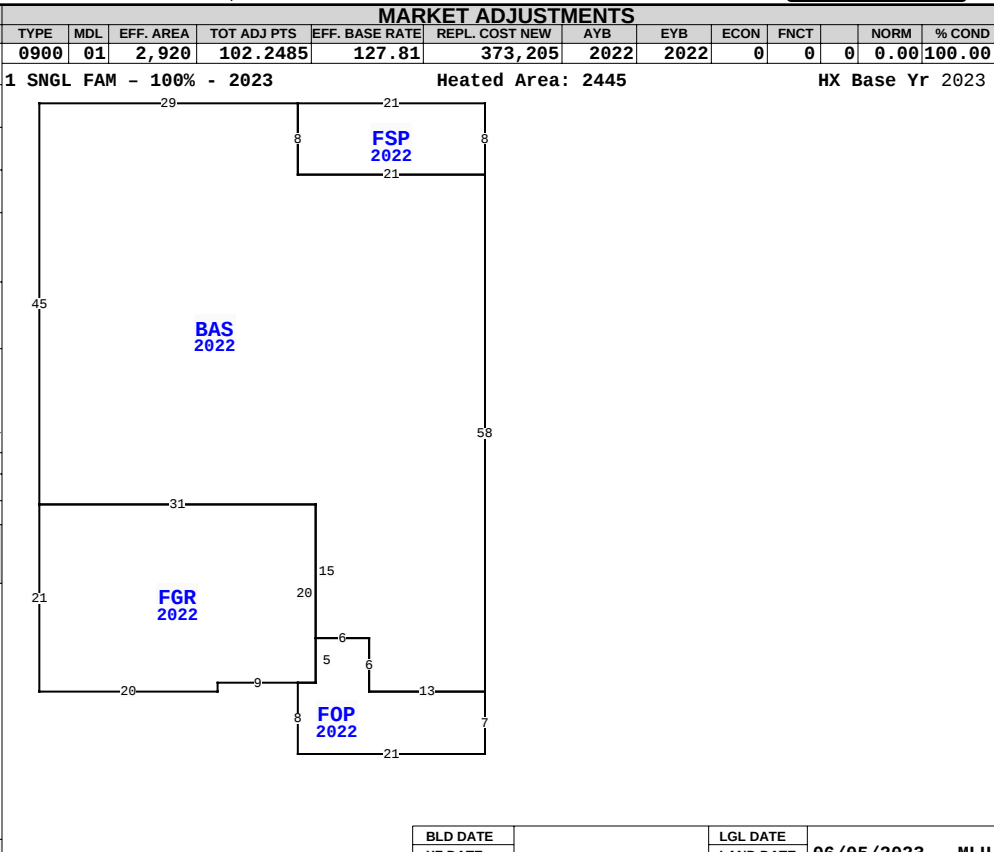
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 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	2,445	100	2,445	312,495
FGR	640	55	352	44,989
FOP	185	30	56	7,157
FSP	168	40	67	8,563
TOTALS	3,438		2,920	373,205

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,095.00	SF	10.00	10.00	100	2022
2	0476	VF 6 SBPL	0 100	0	0	252.00	LF	32.00	32.00	100	2022
3	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	



93696 NEWMARKET LN, FERNANDINA BEACH											
TOTAL OB/XF 19,527											

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1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											373,205
TOTAL MARKET OB/XF VALUE											19,527
TOTAL LAND VALUE - MARKET											75,000
TOTAL MARKET VALUE											467,732
SOH/AGL Deduction											5,097
ASSESSED VALUE											462,635
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											412,635
TOTAL JUST VALUE											467,732
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											449,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2106509	NEW CONSTR	360,722	05/20/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2543/0438	2/25/2022	SW	Q	I	01	410,000	
GRANTOR: AVH NORTH FLORIDA LLC							
GRANTEE: CRESCENZI TERRI L &							

BUILDING NOTES											
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BUILDING DIMENSIONS
FSP=[YR=2022] W21 BAS=[YR=2022] W29 S45 FGR=[YR=2022] S21 E20
N1 E9 FOP=[YR=2022] S8 E21 N7 W13 N6 W6 S5 W2\$ E2 N20 W31\$
E31 S15 E6 S6 E13 N58 W21 N8\$ S8 E21 N8\$.