

CRAMER PATRICK SHEA & LUCY GWEN
93704 NEWMARKET LANE
FERNANDINA BEACH, FL 32034

39-2N-28-0141-0142-0000

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	13	LVT/LAMNT 90		
Interior Floo	11	CLAY TILE 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		4.5 100		
Frame	03	MASONRY 100		
Stories	2.	2. 100		
Units	0	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	2,236	100	2,236	270,288
FGR	240	55	132	15,956
FGR	441	55	243	29,374
FOP	85	30	26	3,143
FSP	162	40	65	7,857
FST	24	55	13	1,571
FUS	1,239	100	1,239	149,770
STR	28	10	3	363
TOTALS	4,455		3,957	478,322

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,957	96.7005	120.88	478,322	2022	2022	0	0	0.00	100.00

1 SNGL FAM - 100% - 2024
Heated Area: 3475
HX Base Yr 2024

Floor plan details:
- FSP 2022 (18x9)
- BAS 2022 (large central area)
- FGR 2022 (multiple small areas)
- FOP 2022 (14x5)
- STR 2022 (13x4)
- FUS 2022 (large right side area)

MARKET ADJUSTMENTS

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

NASSAU COUNTY PROPERTY

VALUATION BY				VALUATION SUMMARY			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				478,322			
TOTAL MARKET OB/XF VALUE				12,160			
TOTAL LAND VALUE - MARKET				75,000			
TOTAL MARKET VALUE				565,482			
SOH/AGL Deduction				0			
ASSESSED VALUE				565,482			
TOTAL EXEMPTION VALUE				HX HB 50,000			
BASE TAXABLE VALUE				515,482			
TOTAL JUST VALUE				565,482			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				541,542			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2665/1531	8/21/2023	WD Q	I	02		735,000

GRANTOR:DUGGAN KEVIN J REV TR
GRANTEE:CRAMER PATRICK SHEA
2576/0894 6/30/2022 SW Q I 01 669,400
GRANTOR:AVH NORTH FLORIDA LLC
GRANTEE:DUGGAN KEVIN J REVO

BUILDING NOTES

BAS=[YR=2022] W19 S4 FSP=[YR=2022] W18 S9 E18 N9\$ S9 W18 N9 W13 S33 FGR=[YR=2022] S20 E12 FOP=[YR=2022] E17 N5 W14 FST=[YR=2022] N8W3S8E3\$ W3S5\$ N20 W12\$ E12 S7 E3 S8 E14 S6 FGR=[YR=2022] S21 E21 N21 W21\$ E21 N58\$ PTR=E15 STR=[YR=2022] E7 FUS=[YR=2022] E13 N27 E19 S59 W11 S1 W10 N29 W11 N4\$ S4 W7 N4\$ W15\$.

LAND DESCRIPTION

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							

EXTRA FEATURES

93704 NEWMARKET LN, FERNANDINA BEACH

TOTAL OB/XF

12,160

REVIEW DATE

09/20/2022

BY

DJ

Total Acres: 0.00

Total Land Value: 75,000

Market: 0

Agricultural: 0

Common: 75,000

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