

LOT 144
BARNWELL MANOR PHASE 2
OR 2362/1884

KLEY ELIZABETH ANNE TEN TRUST/KLEY ELIZABETH ANNE
93720 NEWMARKET LN
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0144-0000



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		3 100
Bathrooms		2.5 100
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	2,445	100	2,445	313,099
FGR	640	55	352	45,075
FOP	58	30	17	2,177
FSP	168	40	67	8,580
UOP	800	20	160	20,489
TOTALS	4,111		3,041	389,420

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,049.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	3	10	30.00	SF	10.00	10.00
3	0911	SCRN RM A	0 100	16	22	352.00	SF	17.50	17.50
4	0476	VF 6 SBPL	0 100	0	0	132.00	LF	32.00	32.00
5	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00
6	0462	ST/AL FNC	0 100	0	0	312.00	SF	10.00	10.00

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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,041	102.9572	128.70	391,377	2021	2021	0	0	0.50	99.50
1 SNGL FAM - 100% - 2022 Heated Area: 2445 HX Base Yr 2022											
93720 NEWMARKET LN, FERNANDINA BEACH											

TOTAL OB/XF									
24,491									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,049.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	3	10	30.00	SF	10.00	10.00
3	0911	SCRN RM A	0 100	16	22	352.00	SF	17.50	17.50
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1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		389,420	
TOTAL MARKET OB/XF VALUE		24,491	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		488,911	
SOH/AGL Deduction		62,152	
ASSESSED VALUE		426,759	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		376,759	
TOTAL JUST VALUE		488,911	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		471,687	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003096	ADDITION	10,538	02/25/2022
21015612	ADDITION	18,926	11/10/2021
C2100331	CO ISSUED	0	10/01/2021
B2100331	NEW CONSTR	338,743	01/14/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2651/536	6/02/2023	WD	U	I	11
GRANTOR: TEN KLEY ELIZABETH AN					
GRANTEE: KLEY ELIZABETH ANNE					
2502/0495	9/30/2021	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: TEN KLEY ELIZABETH					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2022] W50 S16 FSP=[YR=2021] S8 BAS=[YR=2022] S58 E11 FOP=[YR=2021] S2 E10N3 FGR=[YR=2021] E9 S1 E20 N21 W31 S20 E2\$ W2 N5 W6 S6 W2\$ E2 N6 E6 N15 E31 N45 W29 S8 W21\$ E21 N8 W21\$ E50 N16\$. \$.									