

LOT 146
BARNWELL MANOR PHASE 2
OR 2362/1884

QUINN STEPHANIE J & ERIC A
93736 NEWMARKET LN
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0146-0000



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		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,858	100	1,858	238,739
FGR	660	55	363	46,643
FOP	190	30	57	7,324
FOP	218	30	65	8,352
FUS	1,074	100	1,074	138,000
STR	64	10	6	771

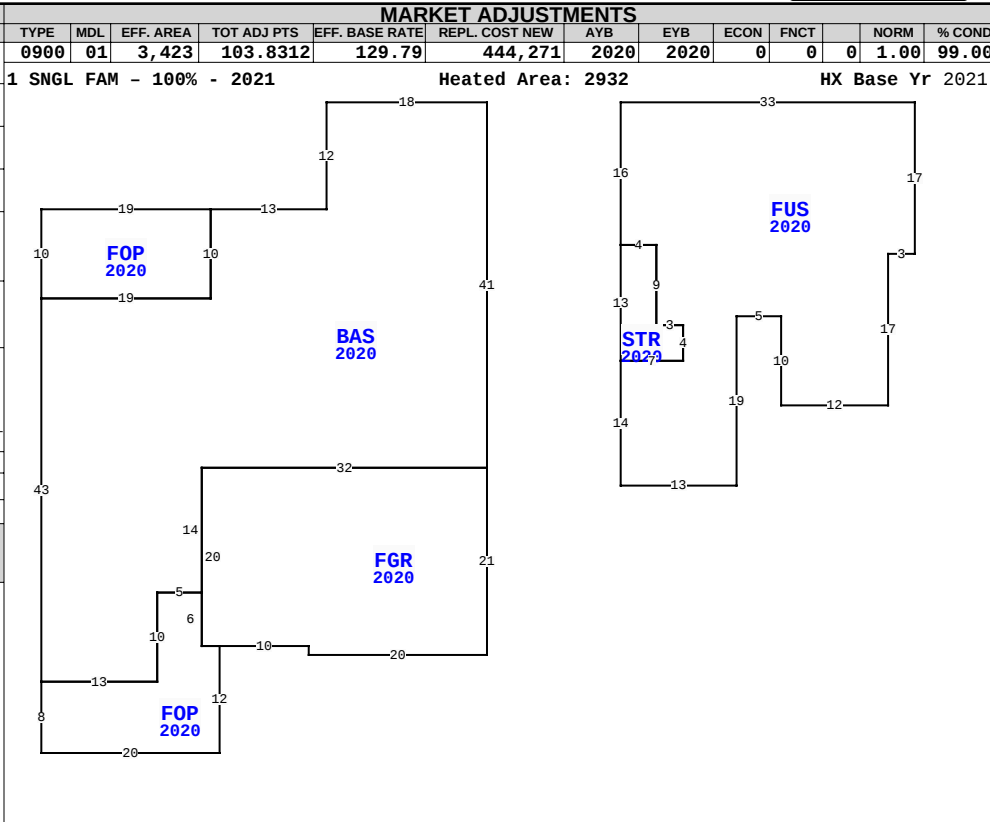
TOTALS 4,064 3,423 439,828

EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	UT
1	0810	CONCRETE A	0 100	
2	0855	CONC PAVER	0 100	

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	0810	CONCRETE A	0 100	10	3	30.00	SF	6.50	6.50	100	2020	2020	3	99	193	
2	0855	CONC PAVER	0 100	0	0	985.00	SF	10.00	10.00	100	2020	2020	3	99	9,752	

LAND DESCRIPTION															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00

REVIEW DATE 02/24/2021 BY KW



93736 NEWMARKET LN, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/05/2023 MLU

TOTAL OB/XF															
9,945															

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9,945															

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		439,828	
TOTAL MARKET OB/XF VALUE		9,945	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		524,773	
SOH/AGL Deduction		128,540	
ASSESSED VALUE		396,233	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		346,233	
TOTAL JUST VALUE		524,773	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		504,891	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2004079	CO ISSUED	0	10/14/2020
B2004079	NEW CONSTR	400,712	05/13/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2402/1728	10/15/2020	SW	Q	I	02	388,900	

GRANTOR: AVH NORTH FLORIDA LLC

GRANTEE: QUINN STEPHANIE J &

BUILDING NOTES							
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BUILDING DIMENSIONS

BAS=[YR=2020] W18 S12 W13 FOP=[YR=2020] W19 S10 E19 N10\$
S10 W19 S43 FOP=[YR=2020] S8 E20 N12 FGR=[YR=2020] E10 S1
E20 N21 W32 S20 E2\$ W2 N6 W5 S10 W13\$ E13 N10 E5 N14 E32 N41\$
PTR= E15 FUS=[YR=2020] E33 S17 W3 S17 W12 N10 W5 S19 W13 N14
STR=[YR=2020] N13 E4 S9 E3 S4 W7\$ E7 N4 W3 N9 W4 N16\$ W15\$.