LOT 148
BARNWELL MANOR PHASE 2
OR 2362/1884

**RODGERS CASEY C & MARTINE B**
93731 NEWMARKET LN
FERNANDINA BEACH, FL 32034

**2024**

**39-2N-28-0141-0148-0000**

## BUILDING CHARACTERISTICS

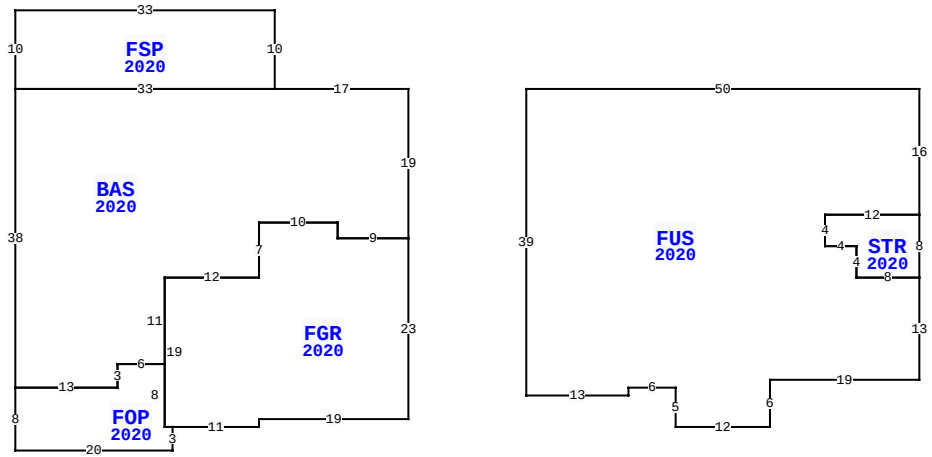
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 |
| 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 | 157,964 |
| FGR | 685 | 55 | 377 | 44,676 |
| FOP | 173 | 30 | 52 | 6,162 |
| FSP | 330 | 40 | 132 | 15,642 |
| FUS | 1,874 | 100 | 1,874 | 222,075 |
| STR | 80 | 10 | 8 | 948 |
| TOTALS | 4,475 | | 3,776 | 447,467 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,776 | 95.7600 | 119.70 | 451,987 | 2020 | 2020 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SNGL FAM – 100% - 2021 Heated Area: 3207 HX Base Yr 2021




93731 NEWMARKET LN, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/05/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 447,467 |
| TOTAL MARKET OB/XF VALUE | | 10,474 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 532,941 |
| SOH/AGL Deduction | | 130,533 |
| ASSESSED VALUE | | 402,408 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 352,408 |
| TOTAL JUST VALUE | | 532,941 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 512,734 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C2006091 | CO ISSUED | 0 | 12/10/2020 |
| B2006091 | NEW CONSTR | 436,814 | 07/14/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2416/1189 | 12/11/2020 | SW | Q | I | 01 | 424,700 |

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: RODGERS CASEY C & M

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W17 FSP=[YR=2020] N10 W33 S10 E33$ W33 S38 FOP=[YR=2020] S8 E20 N3 FGR=[YR=2020] E11 N1 E19 N23 W9 N2 W10 S7 W12 S19 E1$ W1 N8 W6 S3 W13$ E13 N3 E6 N11 E12 N7 E10 S2 E9 N19$ PTR= E15 FUS=[YR=2020] E50 S16 STR=[YR=2020] S8 W8 N4 W4 N4 E12$ W12 S4 E4 S4 E8 S13 W19 S6 W12 N5 W6 S1 W13 N39$ W15$.

## EXTRA FEATURES

| LN | 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 | 10 | 3 | 30.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 99 | 297 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,028.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 99 | 10,177 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,474

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | | | | | | | |

REVIEW DATE 02/25/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS