LOT 149
BARNWELL MANOR PHASE 2
OR 2362/1884

LIN KEVIN YEN-CHEN & REBEKAH GRACE
93723 NEWMARKET LANE
FERNANDINA BEACH, FL 32097

2024

39-2N-28-0141-0149-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

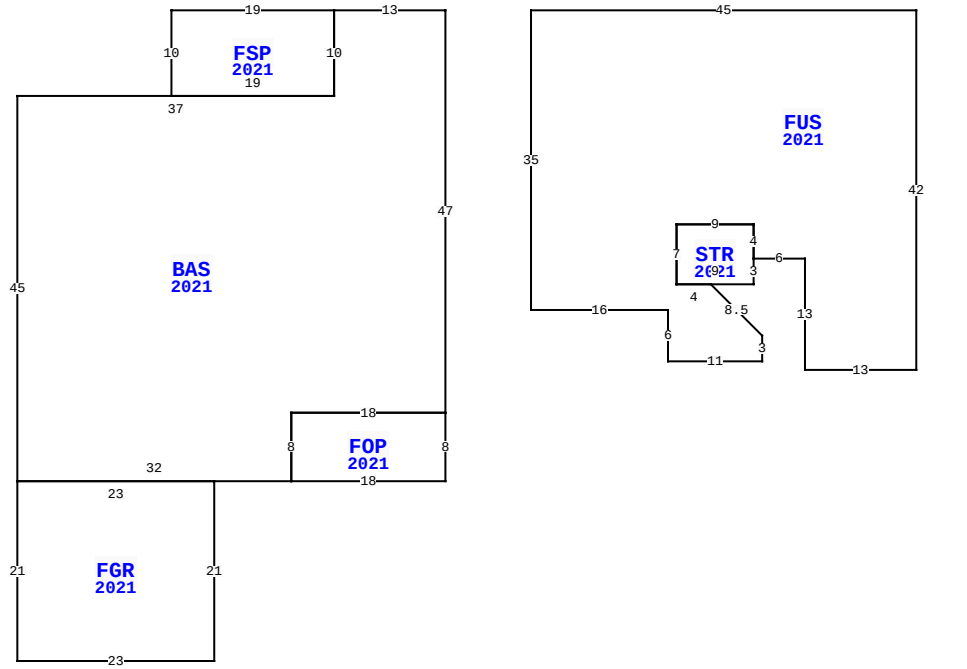
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
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	2,236	100	2,236	261,083
FGR	483	55	266	31,059
FOP	144	30	43	5,021
FSP	190	40	76	8,874
FUS	1,618	100	1,618	188,923
STR	63	10	6	700
TOTALS	4,734		4,245	495,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,245	93.8828	117.35	498,151	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2022 Heated Area: 3854 HX Base Yr 2022



93723 NEWMARKET LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		495,660
TOTAL MARKET OB/XF VALUE		8,494
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		579,154
SOH/AGL Deduction		143,070
ASSESSED VALUE		436,084
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		386,084
TOTAL JUST VALUE		579,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		556,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2103017	CO ISSUED	0	12/30/2021
B2103017	NEW CONSTR	507,144	03/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2528/0396	12/29/2021	SW	Q	I	01	551,400

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: LIN KEVIN YEN-CHEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W13 FSP=[YR=2021] W19 S10 E19 N10$ S10 W37 S45 FGR=[YR=2021] S21 E23 N21 W23$ E32 FOP=[YR=2021] E18 N8 W18 S8$ N8 E18 N47$ PTR=E10 FUS=[YR=2021] E45 S42 W13 N13 W6 STR=[YR=2021] S3 W9 N7 E9 S4$ N4 W9 S7 E4 D6 R6 S3 W11 N6 W16 N35$ W10$.

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	0	0	732.00	SF	10.00	10.00	100	2021	2021	3	99	7,247	
2	0855	CONC PAVER	0	100	3	42	126.00	SF	10.00	10.00	100	2021	2021	3	99	1,247	

LAND DESCRIPTION

TOTAL OB/XF 8,494

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 01/19/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS