

LOT 152
BARNWELL MANOR PHASE 2
OR 2362/1884

ANDERSON JULIE B & RONALD H
93699 NEWMARKET LANE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0152-0000



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

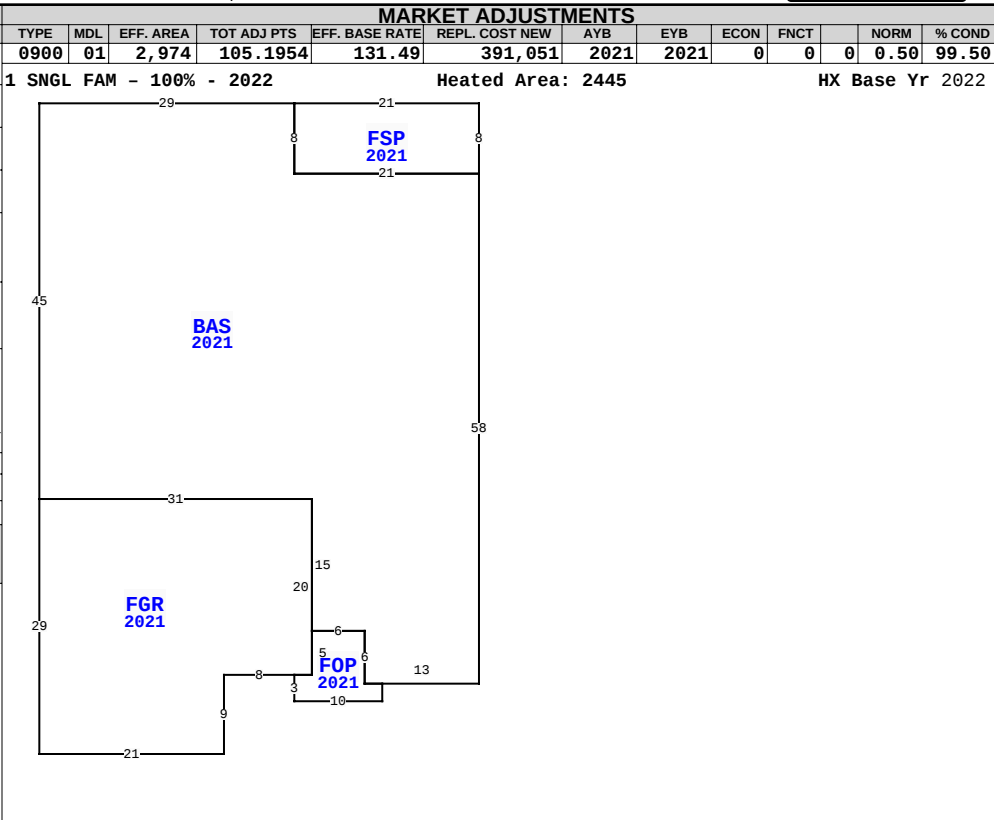
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4088.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2,445	319,886
FGR	809	55	445	58,220
FOP	58	30	17	2,224
FSP	168	40	67	8,766

TOTALS	3,480		2,974	389,096
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,626.00	SF	10.00	10.00	100	2021
2	0855	CONC PAVER	0 100	3	49	147.00	SF	10.00	10.00	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		RSF-1	0.00	0.00	1.00	LT	



93699 NEWMARKET LN, FERNANDINA BEACH	BLD DATE	LGL DATE	06/05/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0855	CONC PAVER	0 100	0	0	1,626.00	SF	10.00	10.00	100	2021	2021	3	99	16,097	
2	0855	CONC PAVER	0 100	3	49	147.00	SF	10.00	10.00	100	2021	2021	3	99	1,455	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		389,096
TOTAL MARKET OB/XF VALUE		17,552
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		481,648
SOH/AGL Deduction		72,186
ASSESSED VALUE		409,462
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		359,462
TOTAL JUST VALUE		481,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2103959	CO ISSUED	0	12/15/2021
B2103959	NEW CONSTR	346,647	03/31/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2530/1427	12/15/2021	SW	Q	I	02	403,600
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: ANDERSON JULIE BURK						

BUILDING NOTES

BUILDING DIMENSIONS											
FSP=[YR=2021] W21 BAS=[YR=2021] W29 S45 FGR=[YR=2021] S29 E21 N9 E8 FOP=[YR=2021] S3 E10 N2 W2 N6 W6 S5 W2\$ E2 N20 W31\$ E31 S15 E6 S6 E13 N58 W21 N8\$ S8 E21 N8\$.											