LOT 153
BARNWELL MANOR PHASE 2
OR 2362/1884

CLEAVELAND FLOYD L & ROBIN C
93691 NEWMARKET LN
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0153-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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

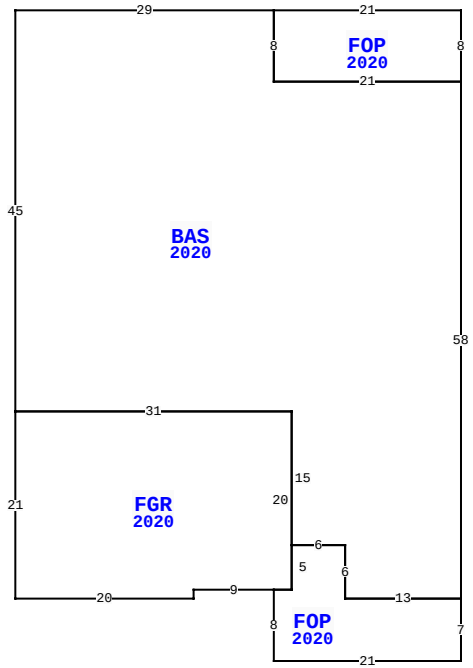
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2,445	302,617
FGR	640	55	352	43,567
FOP	168	30	50	6,188
FOP	185	30	56	6,931
TOTALS	3,438		2,903	359,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,903	100.0160	125.02	362,933	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2021 Heated Area: 2445 HX Base Yr 2021



93691 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		359,304
TOTAL MARKET OB/XF VALUE		24,108
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		458,412
SOH/AGL Deduction		133,781
ASSESSED VALUE		324,631
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		274,631
TOTAL JUST VALUE		458,412
NCON VALUE		13,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003049	ADDITION	5,584	03/04/2023
C2004086	CO ISSUED	0	11/10/2020
B2004086	NEW CONSTR	338,461	05/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2408/0741	11/10/2020	SW	Q	I	02	370,600

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: CLEAVELAND FLOYD L

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W21 BAS=[YR=2020] W29 S45 FGR=[YR=2020] S21 E20 N1 E9 FOP=[YR=2020] S8 E21 N7 W13 N6 W6 S5 W2$ E2 N20 W31$ E31 S15 E6 S6 E13 N58 W21 N8$ S8 E21 N8$.

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	8	3	24.00	SF	10.00	10.00	100	2020	2020	3	99	238	
2	0855	CONC PAVER	0	100	0	0	1,098.00	SF	10.00	10.00	100	2020	2020	3	99	10,870	
3	0912	SCRN RM G	1	100	0	0	147.00	SF	20.00	20.00	100	2023	2023		100	2,940	
4	0855	CONC PAVER	1	100	0	0	172.00	SF	10.00	10.00	100	2023	2023		100	1,720	
5	0462	ST/AL FNC	1	100	0	0	744.00	SF	10.00	10.00	100	2023	2023		100	7,440	
6	0463	FENCE GATE	1	100	0	0	3.00	UT	300.00	300.00	100	2023	2023		100	900	

LAND DESCRIPTION

TOTAL OB/XF 24,108

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	000134	C	SFR POND	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