LOT 158
BARNWELL MANOR PHASE 2
OR 2362/1884

GORY FAMILY TRUST/GORY LAWRENCE WILLIAM TRUSTEE
93635 NEWMARKET LANE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0158-0000

BUILDING CHARACTERISTICS

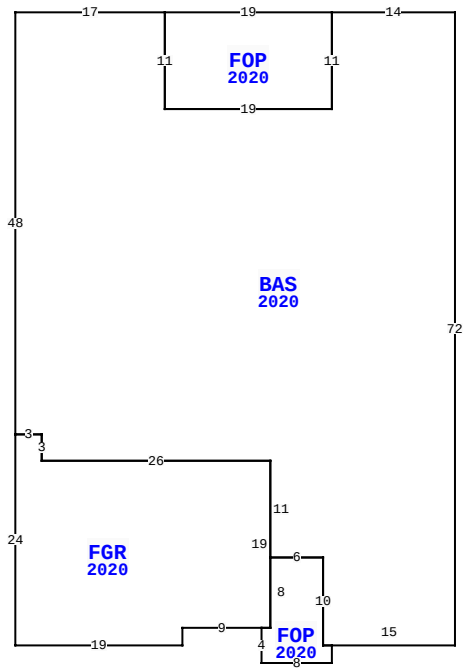
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	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	2,713	100	2,713	351,526
FGR	598	55	329	42,629
FOP	78	30	23	2,980
FOP	209	30	63	8,163
TOTALS	3,598		3,128	405,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,128	104.7052	130.88	409,393	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2021 Heated Area: 2713 HX Base Yr 2021



93635 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		405,299
TOTAL MARKET OB/XF VALUE		9,891
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		490,190
SOH/AGL Deduction		126,707
ASSESSED VALUE		363,483
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		313,483
TOTAL JUST VALUE		490,190
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		471,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2003347	CO ISSUED	0	10/20/2020
B2003347	NEW CONSTR	369,968	04/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2694/1884	2/19/2024	WD	U	I	11	100
GRANTOR: GORY LAWRENCE W & BAR						
GRANTEE: GORY FAMILY TRUST						
2401/1210	10/19/2020	SW	Q	I	01	422,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: GORY LAWRENCE W & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FOP=[YR=2020] W19 S11 E19 N11$ S11 W19 N11 W17 S48 FGR=[YR=2020] S24 E19 N2 E9 FOP=[YR=2020] S4 E8 N2 W1 N10 W6 S8 W1$ E1 N19 W26 N3 W3$ E3 S3 E26 S11 E6 S10 E15 N72$.

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	975.00	SF	10.00	10.00	100	2020	2020	3	99	9,653	

LAND DESCRIPTION

TOTAL OB/XF 9,891

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