LOT 159
BARNWELL MANOR PHASE 2
OR 2362/1884

RAYMOND EDDY & ROSALME P
93627 NEWMARKET LN
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0159-0000

BUILDING CHARACTERISTICS

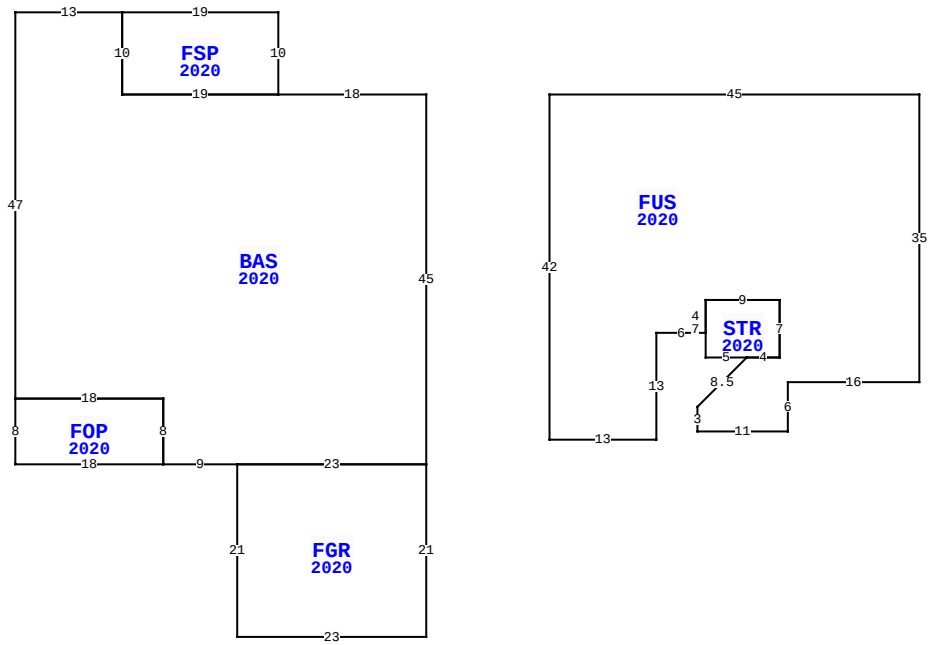
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	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	274,115
FGR	483	55	266	32,610
FOP	144	30	43	5,272
FSP	190	40	76	9,317
FUS	1,618	100	1,618	198,353
STR	63	10	6	736
TOTALS	4,734		4,245	520,401

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	99.0660	123.83	525,658	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2021 Heated Area: 3854 HX Base Yr 2021



93627 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		520,401
TOTAL MARKET OB/XF VALUE		8,455
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		603,856
SOH/AGL Deduction		187,673
ASSESSED VALUE		416,183
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		361,183
TOTAL JUST VALUE		603,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		580,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2005574	CO ISSUED	0	12/03/2020
B2005574	NEW CONSTR	497,473	06/26/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2414/0759	12/04/2020	SW	Q	I	01	481,500

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: RAYMOND EDDY & ROSA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W18 FSP=[YR=2020] N10 W19 S10 E19$ W19 N10 W13 S47 FOP=[YR=2020] S8 E18 N8 W18$ E18 S8 E9 FGR=[YR=2020] S21 E23 N21 W23$ E23 N45$ PTR= E15 FUS=[YR=2020] E45 S35 W16 S6 W11 N3 U6 R6 STR=[YR=2020] W5 N7 E9 S7 W4$ E4 N7 W9 S4 W6 S13 W13 N42$ 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	38	3	114.00	SF	10.00	10.00	100	2020	2020	3	99	1,129	
2	0855	CONC PAVER	0	100	0	0	740.00	SF	10.00	10.00	100	2020	2020	3	99	7,326	

LAND DESCRIPTION

TOTAL OB/XF 8,455

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