LOT 128
BARNWELL MANOR PHASE 2
OR 2362/1884

SPENCER DAVID L & KATHLEEN B
93562 NEWMARKET LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0128-0000

BUILDING CHARACTERISTICS

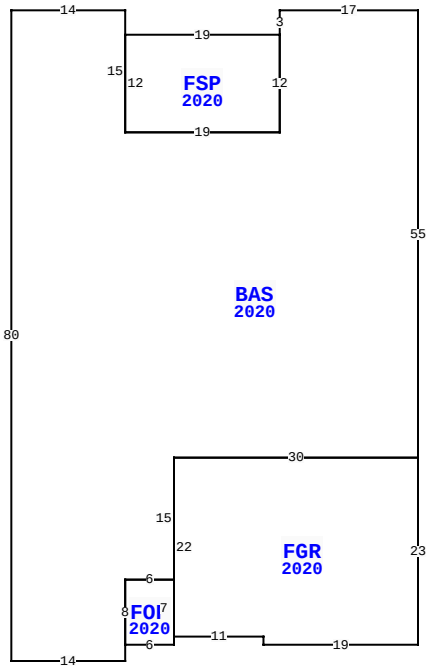
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,905	100	2020	2,905	398,768
FGR	679	55	2020	373	51,201
FOP	48	30	2020	14	1,922
FSP	228	40	2020	91	12,492
TOTALS	3,860			3,383	464,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,383	105.5792	139.36	471,455	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2024 Heated Area: 2905 HX Base Yr 2024



93562 NEWMARKET LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 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		464,383
TOTAL MARKET OB/XF VALUE		4,087
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		593,470
SOH/AGL Deduction		114,878
ASSESSED VALUE		478,592
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		427,870
TOTAL JUST VALUE		593,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		521,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2003348	CO ISSUED	0	11/16/2020
B2003348	NEW CONSTR	396,369	04/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2650/129	6/23/2023	WD	Q	I	02	660,000
GRANTOR: NEBLETT BLAKE EDWARD						
GRANTEE: SPENCER DAVID L & K						
2411/0060	11/16/2020	SW	Q	I	02	418,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: NEBLETT BLAKE EDWAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W17 S3 FSP=[YR=2020] W19 S12 E19 N12$ S12 W19 N15 W14 S80 E14 N2 FOP=[YR=2020] E6 N1 FGR=[YR=2020] E11 S1 E19 N23 W30 S22$ N7 W6 S8$ N8 E6 N15 E30 N55$.

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	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50	6.50	100	2020	2020	3	98	96	
2	0812	CONCRETE C	0	100	0	0	1,018.00	SF	4.00	4.00	100	2020	2020	3	98	3,991	

LAND DESCRIPTION

TOTAL OB/XF 4,087

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	RES POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 02/24/2021 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS