LOT 131
BARNWELL MANOR PHASE 2
OR 2362/1884

LACKOWSKI JENNIFER
93610 NEWMARKET LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0131-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

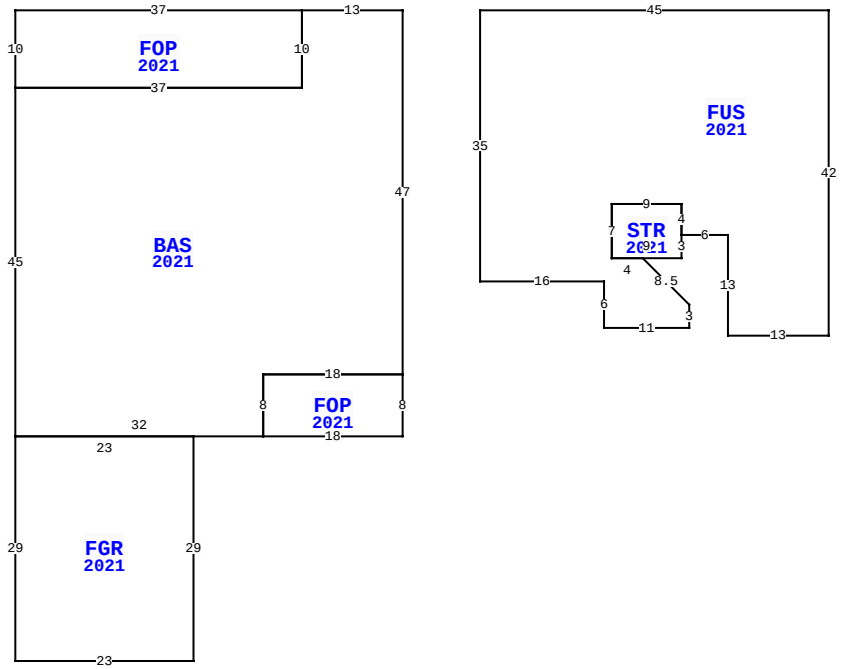
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,236	100	2021	2,236	290,209
FGR	667	55	2021	367	47,633
FOP	144	30	2021	43	5,581
FOP	370	30	2021	111	14,406
FUS	1,618	100	2021	1,618	209,999
STR	63	10	2021	6	779
TOTALS	5,098			4,381	568,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,381	99.3168	131.10	574,349	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 3854 HX Base Yr 2022



93610 NEWMARKET LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		568,606
TOTAL MARKET OB/XF VALUE		21,241
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		714,847
SOH/AGL Deduction		188,212
ASSESSED VALUE		526,635
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		475,913
TOTAL JUST VALUE		714,847
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		637,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2013184	CO ISSUED	0	10/14/2021
B2013184	NEW CONSTR	520,488	01/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2644/544	4/29/2023	QC	U	I	11	100
GRANTOR: LACKOWSKI JENNIFER L						
GRANTEE: LACKOWSKI JENNIFER						
2505/1996	10/15/2021	SW	Q	I	01	582,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: LACKOWSKI JENNIFER						

BUILDING NOTES

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	0	0	1,388.00	SF	10.00	10.00	100	2021	2021	3	99	13,741	
2	0476	VF 6 SBPL	0	100	0	0	216.00	LF	32.00	32.00	100	2021	2021	3	96	6,636	
3	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2021	2021	3	96	864	

BUILDING DIMENSIONS

BAS=[YR=2021] W13 FOP=[YR=2021] W37 S10 E37 N10$ S10 W37 S45 FGR=[YR=2021] S29 E23 N29 W23$ E32 FOP=[YR=2021] E18 N8 W18 S8$ N8 E18 N47$ PTR=E10 FUS=[YR=2021] E45 S42 W13 N13 W6 STR=[YR=2021] S3 W9 N7 E9 S4$ N4 W9 S7 E4 D6 R6 S3 W11 N6 W16 N35$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 21,241

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	000100	C	RES	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 01/20/2022 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS