

LOT 133
BARNWELL MANOR PHASE 2
OR 2362/1884

OUIMETTE EDMUND F & MONTES LISA MARIE REV LIVING T
93626 NEWMARKET LANE
FERNANDINA BEACH, FL 32034

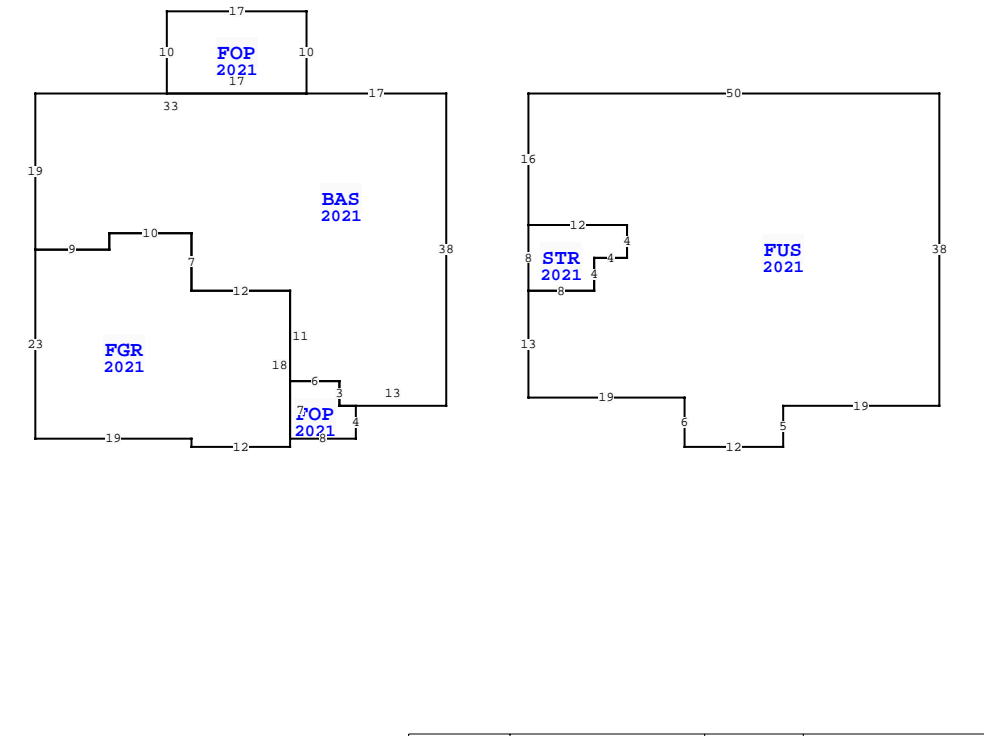
2025

39-2N-28-0141-0133-0000



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	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	3,645	96.7860	127.76	465,685	2021	2021	0	0	0	1.00	99.00		
1 SNGL FAM - 100% - 2023 Heated Area: 3194 HX Base Yr 2023														



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	1,333	100	2021	1,333	168,601
FGR	685	55	2021	377	47,684
FOP	50	30	2021	15	1,897
FOP	170	30	2021	51	6,451
FUS	1,861	100	2021	1,861	235,383
STR	80	10	2021	8	1,012
TOTALS	4,179			3,645	461,028

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				461,028
TOTAL MARKET OB/XF VALUE				17,391
TOTAL LAND VALUE - MARKET				125,000
TOTAL MARKET VALUE				603,419
SOH/AGL Deduction				61,107
ASSESSED VALUE				542,312
TOTAL EXEMPTION VALUE	HX HB VX			55,722
BASE TAXABLE VALUE				486,590
TOTAL JUST VALUE				603,419
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				531,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2102908	CO ISSUED	0	12/23/2021
B2102908	NEW CONSTR	432,883	03/10/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2655/824	7/20/2023	WD	U	I	11	100
GRANTOR: OUIMETTE EDMUND FRANC						
GRANTEE: OUIMETTE EDMUND F &						
2530/1573	12/23/2021	SW	Q	I	01	572,500
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: OUIMETTE EDMUND FRA						

EXTRA FEATURES																
L N	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	809.00	UT	10.00	10.00	100	2021	2021	3	99	8,009	
2	0855	CONC PAVER	0	100	3	33.00	SF	10.00	10.00	100	2021	2021	3	99	327	
3	0476	VF 6 SBPL	0	100	0	276.00	LF	32.00	32.00	100	2021	2021	3	96	8,479	
4	0470	VNYL GATE	0	100	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576	

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

BUILDING DIMENSIONS									
BAS=[YR=2021] W17 FOP=[YR=2021] N10 W17 S10 E17\$ W33 S19									
FGR=[YR=2021] S23 E19 S1 E12 N1 FOP=[YR=2021] E8 N4 W2 N3 W6									
S7\$ N18 W12 N7 W10 S2 W9 \$ E9 N2 E10 S7 E12 S11 E6 S3 E13									
N38\$ PTR=E10 FUS=[YR=2021] E50 S38 W19 S5 W12 N6 W19 N13									
STR=[YR=2021] N8 E12 S4 W4 S4 W8\$ E8 N4 E4 N4 W12 N16\$ W10\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							