

LOT 144
BARNWELL MANOR PHASE 2
OR 2362/1884

KLEY ELIZABETH ANNE TEN TRUST/KLEY ELIZABETH ANNE
93720 NEWMARKET LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0144-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	31	HARDIE BRD 100	0900	01	3,041	102.9572	135.90	413,272	2021	2021	0	0	1.00	99.00	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2022													Heated Area: 2445													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022													
Interior Wall	05	DRYWALL 100															VALUATION SUMMARY												
Interior Floo	11	CLAY TILE 60															Tax Group: 4								Tax Dist:				
Interior Floo	14	CARPET 40															BUILDING MARKET VALUE								409,139				
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE								24,103				
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET								125,000				
Bedrooms		3 100															TOTAL MARKET VALUE								558,242				
Bathrooms		2.5 100															SOH/AGL Deduction								119,107				
Frame	02	WOOD FRAME 100															ASSESSED VALUE								439,135				
Stories	1.	1. 100															TOTAL EXEMPTION VALUE								50,722				
Units	0	0 100															BASE TAXABLE VALUE								388,413				
Occupancy	00	NONE 100	TOTAL JUST VALUE								558,242																		
			NCON VALUE								0																		
			INCOME VALUE																										
			PREVIOUS YEAR MKT VALUE								488,911																		
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	2,445	100	2022	2,445	328,953																								
FGR	640	55	2021	352	47,359																								
FOP	58	30	2021	17	2,287																								
FSP	168	40	2021	67	9,014																								
UOP	800	20	2022	160	21,527																								
TOTALS			4,111		3,041	409,139																							
EXTRA FEATURES						93720 NEWMARKET LN, FERNANDINA BEACH										BLD DATE XF DATE INC DATE													
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	0	1,049.00	SF	10.00	10.00	100	2021	2021	3	99	10,385													
2	0855	CONC PAVER	0	100	3	10	30.00	SF	10.00	10.00	100	2021	2021	3	99	297													
3	0911	SCRN RM A	0	100	16	22	352.00	SF	17.50	17.50	100	2022	2022	3	93	5,729													
4	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2022	2022	3	98	4,140													
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588													
6	0462	ST/AL FNC	0	100	0	0	312.00	SF	10.00	10.00	100	2022	2022	3	95	2,964													
TOTAL OB/XF 24,103																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
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 09/20/2022 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS																													