

LOT 147
BARNWELL MANOR PHASE 2
OR 2362/1884

WHITT FAMILY TRUST/WHITT ROY EDWARD TRUSTEE
93744 NEWMARKET LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0147-0000



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	3,745	96.7860	127.76	478,461	2020	2020	0	0	0	1.50	98.50	VALUATION BY STANDARD																									
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2021														Heated Area: 3307												HX Base Yr 2021												
Roof Cover	03	COMP SHNGL 100															Tax Group: 4												Tax Dist:												
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE												471,284												
Interior Floo	13	LVT/LAMMT 60															TOTAL MARKET OB/XF VALUE												16,285												
Interior Floo	14	CARPET 40															TOTAL LAND VALUE - MARKET												125,000												
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE												612,569												
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction												190,948												
Bedrooms	5	100															ASSESSED VALUE												421,621												
Bathrooms	4.5	100															TOTAL EXEMPTION VALUE												50,722												
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE												370,899												
Stories	1.5	100															TOTAL JUST VALUE												612,569												
Units	0	100	NCON VALUE												0																										
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE												540,114														
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	2,713	100	2020	2,713	341,414																																				
FGR	598	55	2020	329	41,403																																				
FOP	78	30	2020	23	2,894																																				
FOP	209	30	2020	63	7,928																																				
FUS	594	100	2020	594	74,751																																				
PTO	342	5	2021	17	2,139																																				
STR	60	10	2020	6	755																																				
TOTALS	4,594			3,745	471,284																																				
EXTRA FEATURES																		93744 NEWMARKET LN, FERNANDINA BEACH																							
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	10	3		30.00	SF	10.00				294																											
2	0855	CONC PAVER	0	100	0	0		1,082.00	SF	10.00				10,604																											
3	0911	SCRN RM A	0	100	18	19		342.00	SF	17.50				5,387																											
LAND DESCRIPTION																		TOTAL OB/XF 16,285																							
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																								
REVIEW DATE 01/19/2022 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS																																									