LOT 149
BARNWELL MANOR PHASE 2
OR 2362/1884

LIN KEVIN YEN-CHEN & REBEKAH GRACE
93723 NEWMARKET LANE
FERNANDINA BEACH, FL 32097

2025

39-2N-28-0141-0149-0000

BUILDING CHARACTERISTICS

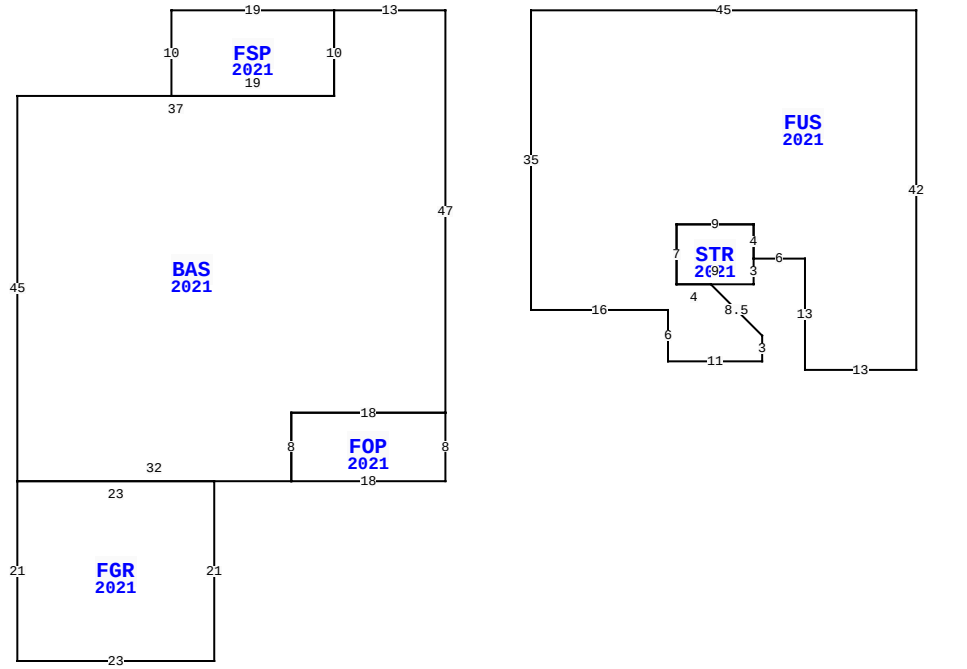
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	274,336
FGR	483	55	2021	266	32,635
FOP	144	30	2021	43	5,276
FSP	190	40	2021	76	9,325
FUS	1,618	100	2021	1,618	198,514
STR	63	10	2021	6	737
TOTALS	4,734			4,245	520,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,245	93.8828	123.93	526,083	2021	2021	0	0	0	1.00	99.00

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



93723 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		520,822
TOTAL MARKET OB/XF VALUE		8,494
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		654,316
SOH/AGL Deduction		205,586
ASSESSED VALUE		448,730
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		398,008
TOTAL JUST VALUE		654,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		579,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2103017	CO ISSUED	0	12/30/2021
B2103017	NEW CONSTR	507,144	03/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2528/0396	12/29/2021	SW	Q	I	01	551,400

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: LIN KEVIN YEN-CHEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W13 FSP=[YR=2021] W19 S10 E19 N10$ S10 W37 S45 FGR=[YR=2021] S21 E23 N21 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$.

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	0	732.00	SF	10.00	10.00	100	2021	2021	3	99	7,247	
2	0855	CONC PAVER	0	100	3	42	126.00	SF	10.00	10.00	100	2021	2021	3	99	1,247	

LAND DESCRIPTION

TOTAL OB/XF 8,494

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/19/2022 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS