

LOT 150
BARNWELL MANOR PHASE 2
OR 2362/1884

WYATT OTIS WADE & MELANIE S
93715 NEWMARKET LANE
FERNANDINA BEACH, FL 32034

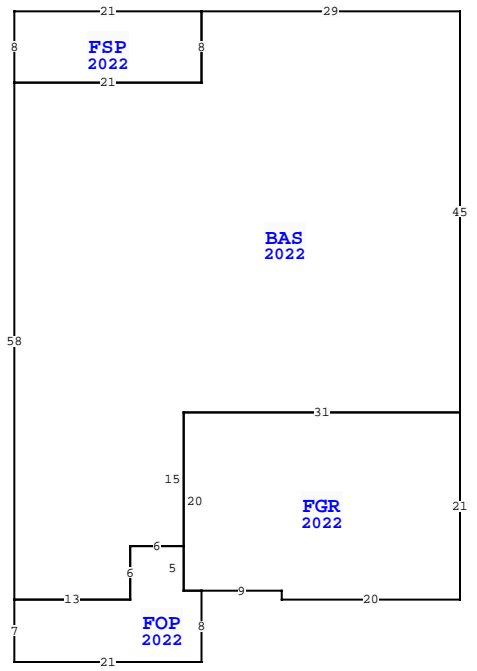
2025

39-2N-28-0141-0150-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	03	MASONRY	100
Stories	1.	1.	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
BAS	2,445	100	2022
FGR	640	55	2022
FOP	185	30	2022
FSP	168	40	2022
TOTALS	3,438		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,920	97.3370	128.48	375,162	2022	2022	0	0	0.50	99.50
1 SNGL FAM - 100% - 2023 Heated Area: 2445 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			373,286
TOTAL MARKET OB/XF VALUE			12,652
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			510,938
SOH/AGL Deduction			222,740
ASSESSED VALUE			288,198
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			237,476
TOTAL JUST VALUE			510,938
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			443,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112396	NEW CONSTR	360,722	09/16/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2575/1344	6/30/2022	SW Q	Q	I	01	501,400

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: WYATT OTIS WADE & M

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 PAVR	0	100	0	1,278.00	SF	10.00	10.00	100	2022	2022	3	99	12,652	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022] W29 FSP=[YR=2022] W21 S8 E21 N8\$ S8 W21 S58 FOP=[YR=2022] S7 E21 N8 FGR=[YR=2022] E9 S1 E20 N21 W31 S20 E2\$ W2 N5 W6 S6 W13\$ E13 N6 E6 N15 E31 N45\$.	

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	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							