

LOT 153
BARNWELL MANOR PHASE 2
OR 2362/1884

CLEAVELAND FLOYD L & ROBIN C
93691 NEWMARKET LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0153-0000



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	2,903	100.0160	132.02	383,254	2020	2020	0	0	0	1.50	98.50	VALUATION BY STANDARD																																																				
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2021													Heated Area: 2445																																																				
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021																																																				
Interior Wall	05	DRYWALL 100															VALUATION SUMMARY																																																			
Interior Floo	13	LVT/LAMMT 100															Tax Group: 4												Tax Dist:																																							
Air Condition	03	CENTRAL 100															BUILDING MARKET VALUE												377,505																																							
Heating Type	04	AIR DUCTED 100															TOTAL MARKET OB/XF VALUE												23,749																																							
Bedrooms		3 100															TOTAL LAND VALUE - MARKET												125,000																																							
Bathrooms		2.5 100															TOTAL MARKET VALUE												526,254																																							
Frame	02	WOOD FRAME 100															SOH/AGL Deduction												192,209																																							
Stories	1.	1. 100															ASSESSED VALUE												334,045																																							
Units		0 100															TOTAL EXEMPTION VALUE												HX HB 50,722																																							
Occupancy	00	NONE 100															BASE TAXABLE VALUE												283,323																																							
Quality			02	Quality Level 02													TOTAL JUST VALUE												526,254																																							
DOR CODE			0100	SINGLE FAMILY													NCON VALUE												0																																							
MAP NUM				MKT AREA													INCOME VALUE																																																			
NEIGHBORHOOD/LOC			4088.00														PREVIOUS YEAR MKT VALUE												458,412																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															PERMIT NUM												DESCRIPTION												AMT												ISSUED												
BAS	2,445	100	2020	2,445	317,947															23003049												ADDITION												5,584												03/04/2023												
FGR	640	55	2020	352	45,774															C2004086												CO ISSUED												0												11/10/2020												
FOP	168	30	2020	50	6,502															B2004086												NEW CONSTR												338,461												05/13/2020												
FOP	185	30	2020	56	7,282																																																															
TOTALS			3,438		2,903	377,505																																																														
EXTRA FEATURES						93691 NEWMARKET LN, FERNANDINA BEACH												BLD DATE												LGL DATE												05/06/2025												MLU														
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	8	3	24.00	SF	10.00	10.00	100	2020	2020	3	98	235																																																				
2	0855	CONC PAVER	0	100	0	0	1,098.00	SF	10.00	10.00	100	2020	2020	3	98	10,760																																																				
3	0912	SCRN RM G	1	100	0	0	147.00	SF	20.00	20.00	100	2023	2023		97	2,852																																																				
4	0855	CONC PAVER	1	100	0	0	172.00	SF	10.00	10.00	100	2023	2023		100	1,720																																																				
5	0462	ST/AL FNC	1	100	0	0	744.00	SF	10.00	10.00	100	2023	2023		98	7,291																																																				
6	0463	FENCE GATE	1	100	0	0	3.00	UT	300.00	300.00	100	2023	2023		99	891																																																				
TOTAL OB/XF																		23,749																																																		
LAND DESCRIPTION																		TOTAL OB/XF												23,749																																						
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	000134	C	RES POND	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 02/25/2021 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS																																																																				