

LOT 155
BARNWELL MANOR PHASE 2
OR 2362/1884

WOOD ROBERT BARCLAY V
93675 NEWMARKET LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0155-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

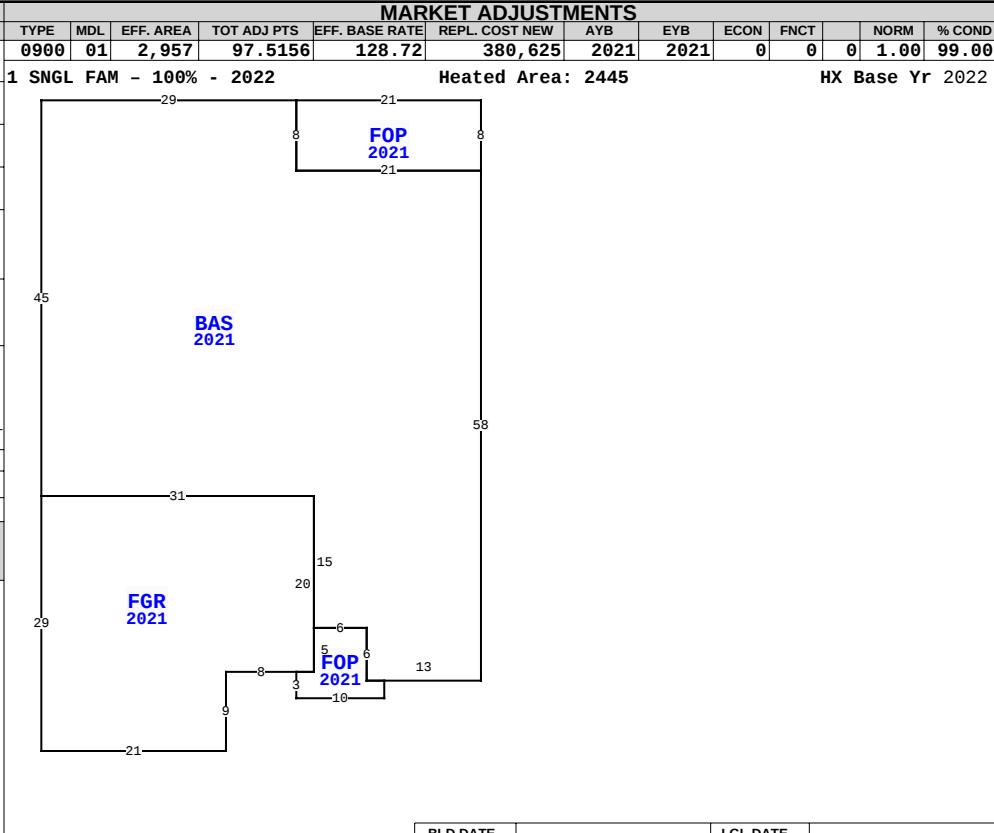
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4088.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2021	2,445	311,573
FGR	809	55	2021	445	56,707
FOP	58	30	2021	17	2,166
FOP	168	30	2021	50	6,372

TOTALS	3,480			2,957	376,819
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,698.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	3	52	156.00	SF	10.00	10.00
3	0462	ST/AL FNC	0 100	0	0	672.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00



93675 NEWMARKET LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG 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	1,698.00	SF	10.00	10.00	100	2021	2021	3	99	16,810	
2	0855	CONC PAVER	0 100	3	52	156.00	SF	10.00	10.00	100	2021	2021	3	99	1,544	
3	0462	ST/AL FNC	0 100	0	0	672.00	SF	10.00	10.00	100	2021	2021	3	93	6,250	

TOTAL OB/XF										24,604						
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
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				376,819	
TOTAL MARKET OB/XF VALUE				24,604	
TOTAL LAND VALUE - MARKET				125,000	
TOTAL MARKET VALUE				526,423	
SOH/AGL Deduction				127,798	
ASSESSED VALUE				398,625	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				347,903	
TOTAL JUST VALUE				526,423	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				458,365	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2013183	CO ISSUED	0	10/01/2021
B2013183	NEW CONSTR	346,647	01/05/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2502/0809	9/30/2021	SW	Q	I	01	392,900	
GRANTOR: AVH NORTH FLORIDA LLC							
GRANTEE: WOOD ROBERT BARCLAY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2021] W21 BAS=[YR=2021] W29 S45 FGR=[YR=2021] S29 E21 N9 E8 FOP=[YR=2021] S3 E10 N2 W2 N6 W6 S5 W2\$ E2 N20 W31\$ E31 S15 E6 S6 E13 N58 W21 N8\$ S8 E21 N8\$.									