

LOT 157
BARNWELL MANOR PHASE 2
OR 2362/1884

MUNTZ GARY R & DONNA L
93651 NEWMARKET LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0157-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
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NEIGHBORHOOD/LOC	4088.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2021	2,445	336,118
FGR	809	55	2021	445	61,175
FOP	122	30	2021	37	5,087
FOP	168	30	2021	50	6,874

TOTALS	3,544			2,977	409,252
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	1,511.00	SF	10.00
2	0855	CONC PAVER	0	100	3	53	159.00	SF	10.00
3	0462	ST/AL FNC	0	100	0	0	744.00	SF	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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,977	105.1954	138.86	413,386	2021	2021	0	0
1 SNGL FAM - 100% - 2022 Heated Area: 2445 HX Base Yr 2022									

93651 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	1,511.00	SF	10.00	10.00	100	2021	2021	3	99	14,959	
2	0855	CONC PAVER	0	100	3	53	159.00	SF	10.00	10.00	100	2021	2021	3	99	1,574	
3	0462	ST/AL FNC	0	100	0	0	744.00	SF	10.00	10.00	100	2021	2021	3	93	6,919	

TOTAL OB/XF													23,452	
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		
	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000.00		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		409,252	
TOTAL MARKET OB/XF VALUE		23,452	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		557,704	
SOH/AGL Deduction		153,236	
ASSESSED VALUE		404,468	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		353,746	
TOTAL JUST VALUE		557,704	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		488,090	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2102912	C0 ISSUED	0	11/15/2021
B2102912	NEW CONSTR	349,745	03/10/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2517/0378	11/12/2021	SW	U	I	11	100	
GRANTOR:AVH NORTH FLORIDA LLC							
GRANTEE:MUNTZ GARY R & DONN							
2514/1455	11/10/2021	SW	Q	I	02	390,500	
GRANTOR:AVH NORTH FLORIDA LLC							
GRANTEE:MUNTZ GARY R & DONN							

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] S5 E21 N4 W13 N6 W6 S5 W2\$ E2 N20 W31\$ E31 S15 E6 S6 E13 N58 W21 N8\$ S8 E21 N8\$.									