LOT 126
BARNWELL MANOR PHASE 2
OR 2362/1884

DOUGH VICTORIA WILSON & GASTON FENWICK III
93579 NEWMARKET LANE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0126-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

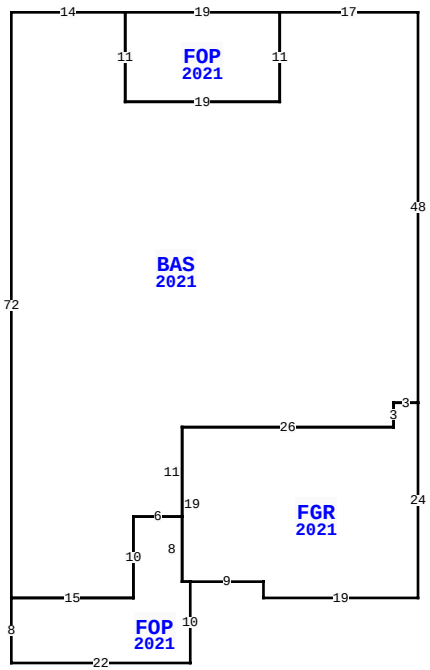
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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
NEIGHBORHOOD/LOC	4088.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,713	100	2021	2,713	397,372
FGR	598	55	2021	329	48,188
FOP	209	30	2021	63	9,227
FOP	238	30	2021	71	10,400
TOTALS	3,758			3,176	465,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,176	106.9776	148.70	472,271	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2022 Heated Area: 2713 HX Base Yr 2022



93579 NEWMARKET LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		465,187
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		590,187
SOH/AGL Deduction		122,595
ASSESSED VALUE		467,592
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		416,181
TOTAL JUST VALUE		590,187
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		596,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010570	CO ISSUED	372,880	05/12/2021
B2010570	NEW CONSTR	372,880	11/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2461/0226	5/12/2021	SW	Q	I	01	476,500

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: DOUGH VICTORIA W &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 FOP=[YR=2021] W19 S11 E19 N11$ S11 W19 N11 W14 S72 FOP=[YR=2021] S8 E22 N10 FGR=[YR=2021] E9 S2 E19 N24 W3 S3 W26 S19 E1 $ W1 N8 W6 S10 W15$ E15 N10 E6 N11 E26 N3 E3 N48$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS