LOT 132
BARNWELL MANOR PHASE 2
OR 2362/1884

DERBAK RICHARD S & SAMANTHA R
93618 NEWMARKET LN
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0132-0000

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		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

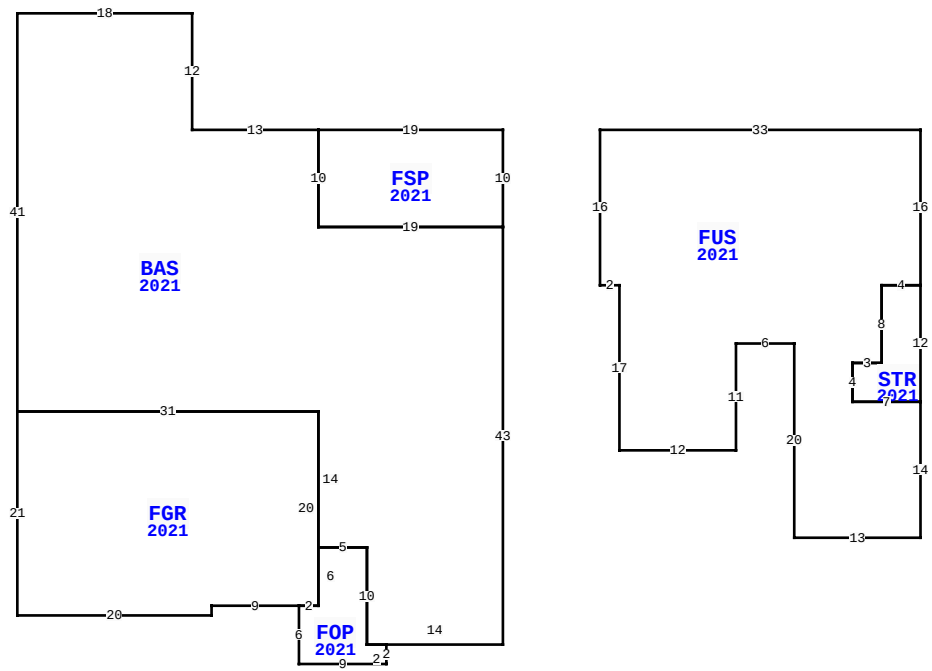
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4088.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,882	100	2021	1,882	267,555
FGR	640	55	2021	352	50,042
FOP	76	30	2021	23	3,270
FSP	190	40	2021	76	10,804
FUS	1,046	100	2021	1,046	148,704
STR	60	10	2021	6	853
TOTALS	3,894			3,385	481,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,385	103.8312	144.33	488,557	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2022 Heated Area: 2928 HX Base Yr 2022



93618 NEWMARKET LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		481,229
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		606,229
SOH/AGL Deduction		132,964
ASSESSED VALUE		473,265
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		421,854
TOTAL JUST VALUE		606,229
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		597,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2102888	CO ISSUED	0	12/23/2021
B2102888	NEW CONSTR	353,302	03/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2528/0200	12/23/2021	SW	Q	I	01	569,300

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: DERBAK RICHARD STEV

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W19 BAS=[YR=2021] W13 N12 W18 S41 FGR=[YR=2021] S21 E20 N1 E9 FOP=[YR=2021] S6 E 9 N2 W2 N10 W5 S6 W2$ E2 N20 W31$ E31 S14 E5 S10 E14 N43 W19 N10$ S10 E19 N10$ PTR=E10 FUS=[YR=2021] E33 S16 STR=[YR=2021] S12 W7 N4 E3 N8 E4$ W4 S8 W3 S4 E7 S14 W13 N20 W6 S11 W12 N17 W2 N16$ W10$.

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	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							

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