LOT 133
BARNWELL MANOR PHASE 2
OR 2362/1884

OUIMETTE EDMUND F & MONTES LISA MARIE REV LIVING T
93626 NEWMARKET LANE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0133-0000

BUILDING CHARACTERISTICS

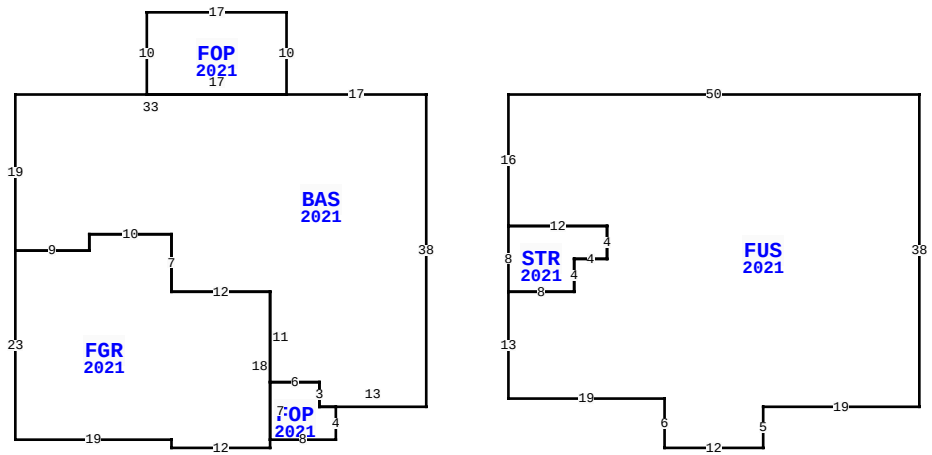
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	1,333	100	2021	1,333	176,638
FGR	685	55	2021	377	49,957
FOP	50	30	2021	15	1,988
FOP	170	30	2021	51	6,758
FUS	1,861	100	2021	1,861	246,605
STR	80	10	2021	8	1,060
TOTALS	4,179			3,645	483,007

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,645	96.7860	134.53	490,362	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2023 Heated Area: 3194 HX Base Yr 2023



93626 NEWMARKET LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		483,007
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		608,007
SOH/AGL Deduction		51,053
ASSESSED VALUE		556,954
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		500,543
TOTAL JUST VALUE		608,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		603,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2102908	CO ISSUED	0	12/23/2021
B2102908	NEW CONSTR	432,883	03/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2655/824	7/20/2023	WD	U	I	11	100
GRANTOR: OUIMETTE EDMUND FRANC						
GRANTEE: OUIMETTE EDMUND F &						
2530/1573	12/23/2021	SW	Q	I	01	572,500
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: OUIMETTE EDMUND FRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 FOP=[YR=2021] N10 W17 S10 E17$ W33 S19
FGR=[YR=2021] S23 E19 S1 E12 N1 FOP=[YR=2021] E8 N4 W2 N3 W6
S7$ N18 W12 N7 W10 S2 W9 $ E9 N2 E10 S7 E12 S11 E6 S3 E13
N38$ PTR=E10 FUS=[YR=2021] E50 S38 W19 S5 W12 N6 W19 N13
STR=[YR=2021] N8 E12 S4 W4 S4 W8$ E8 N4 E4 N4 W12 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