LOT 144
BARNWELL MANOR PHASE 2
OR 2362/1884

KLEY ELIZABETH ANNE TEN TRUST/KLEY ELIZABETH ANNE
93720 NEWMARKET LN
FERNANDINA BEACH, FL 32034

**2026**

**39-2N-28-0141-0144-0000**

## BUILDING CHARACTERISTICS

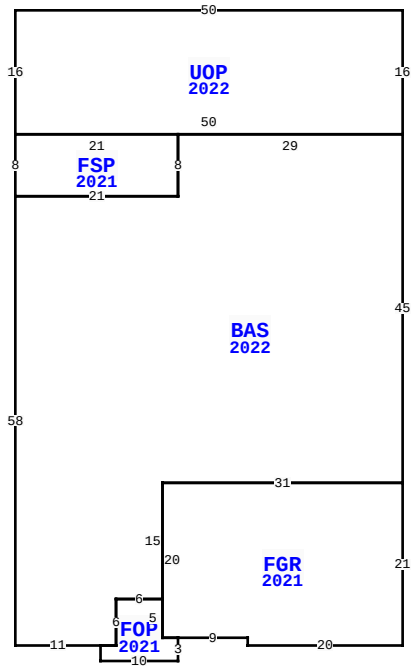
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 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 |
| NEIGHBORHOOD/LOC | 4088.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,445 | 100 | 2022 | 2,445 | 344,655 |
| FGR | 640 | 55 | 2021 | 352 | 49,619 |
| FOP | 58 | 30 | 2021 | 17 | 2,397 |
| FSP | 168 | 40 | 2021 | 67 | 9,444 |
| UOP | 800 | 20 | 2022 | 160 | 22,555 |
| TOTALS | 4,111 | | | 3,041 | 428,670 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,041 | 102.9572 | 143.11 | 435,198 | 2021 | 2021 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SNGL FAM 100% - 2022 Heated Area: 2445 HX Base Yr 2022




93720 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 | | 428,670 |
| TOTAL MARKET OB/XF VALUE | | 13,766 |
| TOTAL LAND VALUE - MARKET | | 125,000 |
| TOTAL MARKET VALUE | | 567,436 |
| SOH/AGL Deduction | | 108,380 |
| ASSESSED VALUE | | 459,056 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 407,645 |
| TOTAL JUST VALUE | | 567,436 |
| NCON VALUE | | 8,064 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 558,242 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B250006141 | NW RES SCN | 7,000 | 06/09/2025 |
| 22003096 | ADDITION | 10,538 | 02/25/2022 |
| 21015612 | ADDITION | 18,926 | 11/10/2021 |
| C2100331 | CO ISSUED | 0 | 10/01/2021 |
| B2100331 | NEW CONSTR | 338,743 | 01/14/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2651/536 | 6/02/2023 | WD | U | I | 11 | 100 |
| GRANTOR: TEN KLEY ELIZABETH AN | | | | | | |
| GRANTEE: KLEY ELIZABETH ANNE | | | | | | |
| 2502/0495 | 9/30/2021 | SW | Q | I | 01 | 421,100 |
| GRANTOR: AVH NORTH FLORIDA LLC | | | | | | |
| GRANTEE: TEN KLEY ELIZABETH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=2022] W50 S16 FSP=[YR=2021] S8 BAS=[YR=2022] S58 E11 FOP=[YR=2021] S2 E10N3 FGR=[YR=2021] E9 S1 E20 N21 W31 S20 E2$ W2 N5 W6 S6 W2$ E2 N6 E6 N15 E31 N45 W29 S8 W21$ E21 N8 W21$ E50 N16$. $.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0911 | SCRN RM A | 0 | 100 | 16 | 22 | 352.00 | SF | 18.00 | 18.00 | 100 | 2022 | 2022 | 3 | 90 | 5,702 | |
| 7 | 0911 | SCRN RM A | 0 | 100 | 16 | 28 | 448.00 | SF | 18.00 | 18.00 | 100 | 2026 | 2025 | | 100 | 8,064 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,766

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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