LOT 147
BARNWELL MANOR PHASE 2
OR 2362/1884

WHITT FAMILY TRUST/WHITT ROY EDWARD TRUSTEE
93744 NEWMARKET LN
FERNANDINA BEACH, FL 32034

**2026**

**39-2N-28-0141-0147-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

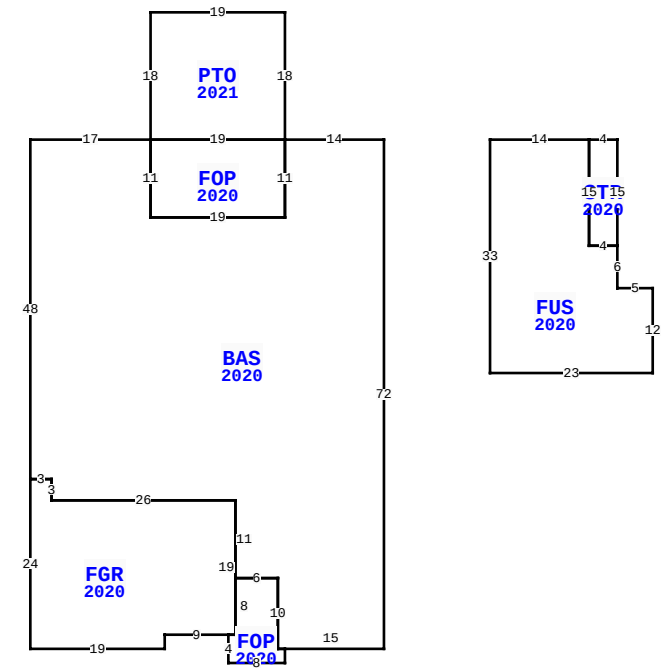
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 4.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 2020 | 2,713 | 358,956 |
| FGR | 598 | 55 | 2020 | 329 | 43,530 |
| FOP | 78 | 30 | 2020 | 23 | 3,043 |
| FOP | 209 | 30 | 2020 | 63 | 8,336 |
| FUS | 594 | 100 | 2020 | 594 | 78,592 |
| PTO | 342 | 5 | 2021 | 17 | 2,249 |
| STR | 60 | 10 | 2020 | 6 | 794 |
| TOTALS | 4,594 | | | 3,745 | 495,500 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,745 | 97.1280 | 135.01 | 505,612 | 2020 | 2020 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SNGL FAM 100% - 2026 Heated Area: 3307 HX Base Yr 2026




93744 NEWMARKET LN, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 495,500 |
| TOTAL MARKET OB/XF VALUE | | 6,177 |
| TOTAL LAND VALUE - MARKET | | 125,000 |
| TOTAL MARKET VALUE | | 626,677 |
| SOH/AGL Deduction | | 213,913 |
| ASSESSED VALUE | | 412,764 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 361,353 |
| TOTAL JUST VALUE | | 626,677 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 612,569 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2106919 | SCRN ENCL | 7,280 | 05/27/2021 |
| C2003343 | CO ISSUED | 0 | 10/21/2020 |
| B2003343 | NEW CONSTR | 445,254 | 04/17/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2782/1982 | 4/15/2025 | WD | Q | I | 01 | 839,000 |
| GRANTOR: JENTILUCCI TERESA L & | | | | | | |
| GRANTEE: WHITT FAMILY TRUST | | | | | | |
| 2402/0964 | 10/21/2020 | SW | Q | I | 02 | 465,200 |
| GRANTOR: AVH NORTH FLORIDA LLC | | | | | | |
| GRANTEE: JENTILUCCI TERESA L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W14 PTO=[YR=2021] N18 W19 S18 FOP=[YR=2020] S11 E19 N11W19$ E19$ S11 W19 N11 W17 S48 FGR=[YR=2020] S24 E19 N2 E9 FOP=[YR=2020] S4 E8 N2 W1 N10 W6 S8 W1$ E1 N19 W26 N3 W3$ E3 S3 E26 S11 E6 S10 E15 N72$ PTR= E15 FUS=[YR=2020] E14 STR=[YR=2020] E4 S15 W4 N15$ S15 E4 S6 E5 S12 W23 N33$ W15$.

## 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 | 0912 | SCRN RM G | 0 | 100 | 18 | 19 | 342.00 | SF | 21.00 | 21.00 | 100 | 2021 | 2021 | 3 | 86 | 6,177 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,177

| 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