LOT 156
BARNWELL MANOR PHASE 2
OR 2362/1884

LACHANCE MAMIE ANN
93667 NEWMARKET LANE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0156-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

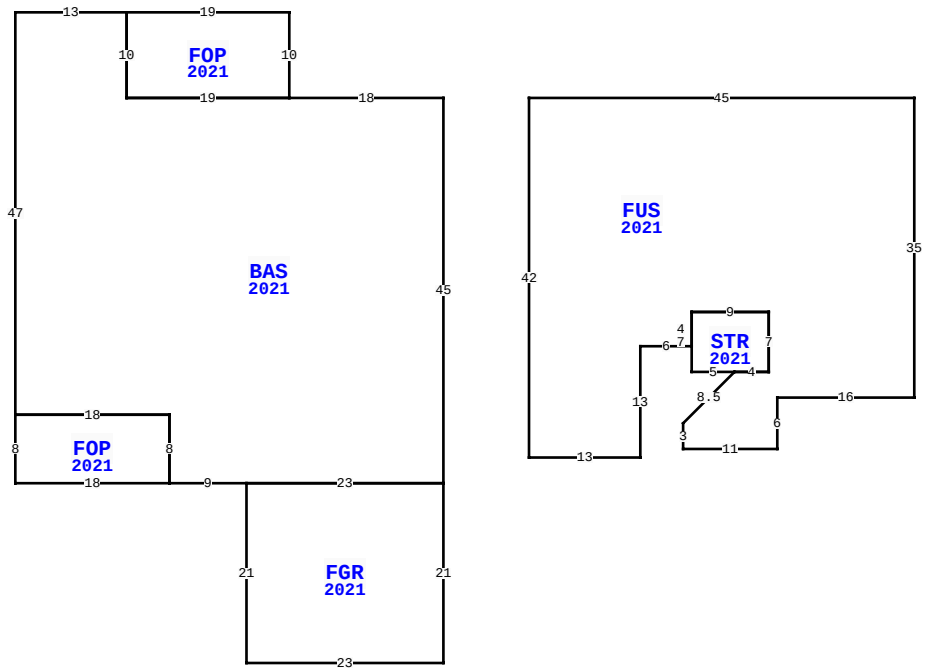
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	2,236	100	2021	2,236	284,602
FGR	483	55	2021	266	33,857
FOP	144	30	2021	43	5,473
FOP	190	30	2021	57	7,256
FUS	1,618	100	2021	1,618	205,942
STR	63	10	2021	6	763
TOTALS	4,734			4,226	537,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,226	92.9632	129.22	546,084	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2023 Heated Area: 3854 HX Base Yr 2023



93667 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		537,893
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		662,893
SOH/AGL Deduction		65,022
ASSESSED VALUE		597,871
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		541,460
TOTAL JUST VALUE		662,893
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		646,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2102774	CO ISSUED	0	12/30/2021
B2102774	NEW CONSTR	507,144	03/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2528/0667	12/29/2021	SW	Q	I	01	640,200

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: LACHANCE MAMIE ANN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 FOP=[YR=2021] N10 W19 S10 E19$ W19 N10 W13 S47 FOP=[YR=2021] S8 E18 N8 W18$ E18 S8 E9 FGR=[YR=2021] S21 E23 N21 W23$ E23 N45$ PTR=E10 FUS=[YR=2021] E45 S35 W16 S6 W11 N3 U6 R6 STR=[YR=2021] W5 N7 E9 S7 W4$ E4 N7 W9 S4 W6 S13 W13 N42$ 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	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