

LOT 159
BARNWELL MANOR PHASE 2
OR 2362/1884

RAYMOND EDDY & ROSALME P
93627 NEWMARKET LN
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0159-0000



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 50
Interior Floo	13	LVT/LAMMT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
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	2,236	100
	2020	2,236
FGR	483	55
	2020	266
FOP	144	30
	2020	43
FSP	190	40
	2020	76
FUS	1,618	100
	2020	1,618
STR	63	10
	2020	6
TOTALS	4,734	
		4,245
		572,845

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,245	99.0660	137.70	584,536	2020	2020	0	0	2.00	98.00
1 SNGL FAM 100% - 2021											
Heated Area: 3854											
HX Base Yr 2021											