BLDG 2 UNIT 4A
HARRISON COVE VILLAS
OR 1370/1244

SMITH GREGORY REV DEED OF TRST/SMITH GREGORY TRUST
95057 BARCLAY PLACE VILLA 4A
FERNANDINA BEACH, FL 32034

2023

00-00-30-028V-0002-04A0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	INTERIOR	INTERIOR 100
View Lump Sum	STREET	STREET 100
Desirability	LOWER FLAT	LOWER FLAT 100
Balcony	FSP	FSP 100
Parking	ATT GARAGE	ATT GARAGE 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3040.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0288300		0				2005	2005	100	100	0		

1 CONDO – 100% - 2022 SQFT=1541 HX Base Yr 2022

95057 BARCLAY PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		462,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		462,000
SOH/AGL Deduction		68,540
ASSESSED VALUE		393,460
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		343,460
TOTAL JUST VALUE		462,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0414047	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2567/1994	5/17/2022	QC	U	I	11	100
GRANTOR: SMITH GREGORY L						
GRANTEE: SMITH GREGORY REV D						
2511/1761	10/28/2021	WD	Q	I	01	525,000
GRANTOR: KCM INVESTMENT GROUP						
GRANTEE: SMITH GREGORY L						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS