BLDG 4 UNIT 3B
HARRISON COVE VILLAS
OR 1370/1244

BYRD DABNEY & MELVIN LAWRENCE
95050 BARCLAY PLACE #3B
FERNANDINA BEACH, FL 32034

2023

00-00-30-028V-0004-03B0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Location	END	END 100
View Lump Sum	STREET	STREET 100
Desirability	UPPER FLAT	UPPER FLAT 100
Balcony	FSP	FSP 100
Parking	ATT GARAGE	ATT GARAGE 100
Bedrooms		3 100
Bathrooms		3 100
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% - 2020 SQFT=1908 HX Base Yr 2020

95050 BARCLAY PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		491,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		491,000
SOH/AGL Deduction		230,509
ASSESSED VALUE		260,491
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		210,491
TOTAL JUST VALUE		491,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017181	XFOB	12,500	11/18/2022
22008000	XFOB	32,427	05/23/2022
C0413930	CO ISSUED	0	12/01/2004
C14042	CO ISSUED	0	12/01/2004
B0413930	NEW CONSTR	0	12/01/2004
B14042	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2325/1797	12/16/2019	WD	Q	I	01	360,000
GRANTOR: BORGHESE FRANCESCO M						
GRANTEE: BYRD DABNEY & MELVI						
2103/1135	2/27/2017	WD	Q	I	01	290,000
GRANTOR: MCMAHAN HOWARD C & JA						
GRANTEE: BORGHESE FRANCESCO						

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