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

BRANNON TIMOTHY W & PATRICIA
95050 BARCLAY PL #4A
FERNANDINA BEACH, FL 32034

2023

00-00-30-028V-0004-04A0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	END	END 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% - 2020 SQFT=1541 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		462,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		462,000
SOH/AGL Deduction		157,562
ASSESSED VALUE		304,438
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		254,438
TOTAL JUST VALUE		462,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C14044	CO ISSUED	0	12/01/2004
B14044	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2300/1506	8/27/2019	WD	Q	I	01	359,000
GRANTOR: PHILLIPS ROBERT L & D						
GRANTEE: BRANNON TIMOTHY W &						
2086/0592	12/01/2016	WD	Q	I	02	295,000
GRANTOR: MARTIN CHERYL M & RAY						
GRANTEE: PHILLIPS ROBERT 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