BLDG 5 UNIT 5B
HARRISON COVE VILLAS
OR 1370/1244

BRINK REALTY LLC
797 BLANDING BLVD
ORANGE PARK, FL 32065

2023

00-00-30-028V-0005-05B0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Location	INTERIOR	INTERIOR 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 – 0% - 0 SQFT=1908 HX Base Yr

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

95078 BARCLAY PL, FERNANDINA BEACH

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	0
ASSESSED VALUE	491,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	491,000
TOTAL JUST VALUE	491,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	406,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0414036	CO ISSUED	0	12/01/2004
C0414041	CO ISSUED	0	12/01/2004
C0414049	CO ISSUED	0	12/01/2004
B0414041	NEW CONSTR	0	12/01/2004
B0414049	NEW CONSTR	0	12/01/2004
B0414036	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2538/1521	2/08/2022	WD	Q	I	01	485,000
GRANTOR: WATSON THOMAS E &						
GRANTEE: BRINK REALTY LLC						
1429/0326	7/19/2006	WD	Q	I		378,700
GRANTOR: HARRISON COVE VILLAS						
GRANTEE: WATSON THOMAS E & R						

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