

LOT 12
IN OR 2049/1662
BARRINGTON PB 7/115

SCHELHORN JOHN J & TERESA M
725 BARRINGTON DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-110B-0012-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		10	ABOVE AVG 100		0900	01	2,570	130.9440	155.50	399,635	2019	2019		0	0	1.00	99.00	VALUATION BY		STANDARD																		
Roof Structur		08	IRREGULAR 100		1 SNGL FAM - 100% - 2020										Heated Area: 2145										Tax Group: 2		Tax Dist:											
Roof Cover		03	COMP SHNGL 100												HX Base Yr 2020										BUILDING MARKET VALUE		395,639											
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE		71,400											
Interior Floop		11	CLAY TILE 100																						TOTAL LAND VALUE - MARKET		236,500											
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE		703,539											
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction		306,191											
Bedrooms			3 100																						ASSESSED VALUE		397,348											
Bathrooms			2.5 100																						TOTAL EXEMPTION VALUE		HX HB		50,000									
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE		347,348											
Stories		1.	1. 100																						TOTAL JUST VALUE		703,539											
Units			0 100																						NCON VALUE		0											
Occupancy		00	NONE 100																						INCOME VALUE													
																									PREVIOUS YEAR MKT VALUE		558,162											
Quality		05	Quality Level 05																																			
DOR CODE		0100	SINGLE FAMILY																																			
MAP NUM			MKT AREA				01																															
NEIGHBORHOOD/LOC		1082.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,145	100	2,145	330,213																																		
FGR	564	55	310	47,723																																		
FOP	114	30	34	5,234																																		
FOP	163	30	49	7,544																																		
FST	10	55	6	924																																		
FST	18	55	10	1,539																																		
UST	36	45	16	2,463																																		
TOTALS		3,050		2,570	395,639																																	
EXTRA FEATURES					725 BARRINGTON DR, FERNANDINA BEACH															BLD DATE				LGL DATE														
																				XF DATE				LAND DATE														
																				INC DATE				AG DATE														
L N	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																					
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	99	1,980																						
2	0855	CONC PAVER	0	100	0	0	876.00	SF	10.00	10.00	100	2019	2019	3	99	8,672																						
3	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	100	2019	2019	3	93	40,474																						
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	90	1,800																						
5	0855	CONC PAVER	0	100	0	0	856.00	SF	10.00	10.00	100	2019	2019	3	99	8,474																						
6	0462	ST/AL FNC	0	100	0	0	930.00	SF	10.00	10.00	100	2019	2019	3	93	8,649																						
7	0810	CONCRETE A	0	100	0	0	210.00	SF	6.50	6.50	100	2019	2019	3	99	1,351																						
LAND DESCRIPTION										TOTAL OB/XF										71,400																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPth FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.10	215,000.00	236,500.00	236,500																					
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