

LOT 5
IN OR 2089/1363
OCEANS EIGHT PB 5/41

FARR CAROL M & EDWIN A
321 BARBERRY DR
LEXINGTON, SC 29072

2023

00-00-31-155E-0005-0000



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	PAGE 1 of 2														
Exterior Wall	10	ABOVE AVG 100	0500	01	3,112	113.6016	161.88	503,771	2001	2001	0	0	10.00	90.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 0% - 0													Heated Area: 2655													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 80																											
Interior Floo	11	CLAY TILE 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		4 100																											
Frame	07	SPECIAL 100																											
Stories	3.	3. 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality			04	Quality Level 04																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM				MKT AREA		01																							
NEIGHBORHOOD/LOC			1056.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	359	100	359	52,304																									
FGR	561	55	309	45,019																									
FUS	952	100	952	138,699																									
FUS	1,344	100	1,344	195,810																									
UUS	70	50	35	5,099																									
UUS	108	50	54	7,868																									
UUS	118	50	59	8,596																									
TOTALS			3,512		3,112	453,394																							
EXTRA FEATURES			1431 N FLETCHER AVE, FERNANDINA BEACH																										
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	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	6,020													
2	0810	CONCRETE A	0	0	9	3	27.00	SF	6.50	6.50	100	2001	2001	3	82	144													
3	0810	CONCRETE A	0	0	0	0	305.00	SF	6.50	6.50	100	2001	2001	3	82	1,626													
4	1241	WD DECK G	0	0	12	26	312.00	UT	15.53	15.53	100	2001	2001	3	30	1,453													
5	1076	TRELLIS A	0	0	0	0	234.00	SF	7.50	7.50	100	2001	2001	3	29	509													
6	1241	WD DECK G	0	0	8	28	224.00	UT	15.53	15.53	100	2001	2001	3	30	1,043													
7	1241	WD DECK G	0	0	8	16	128.00	UT	15.53	15.53	100	2001	2001	3	30	596													
8	1076	TRELLIS A	0	0	8	16	128.00	SF	7.50	7.50	100	2001	2001	3	29	278													
9	1241	WD DECK G	0	0	6	16	96.00	UT	15.53	15.53	100	2001	2001	3	30	447													
10	1076	TRELLIS A	0	0	6	16	96.00	SF	7.50	7.50	100	2001	2001	3	29	209													
LAND DESCRIPTION			TOTAL OB/XF															12,325											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR		0	0006	R-1	50.00	240.00	50.00	FF	1.00	1.00	1.00	9,000.00	9,000.00	450,000												
REVIEW DATE 11/15/2018 BY DJX Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS																													

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