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

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

**2024**

**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 | 1,541 | | 1,541 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0288300 | | 1,541 | | | | 2005 | 2005 | 100 | 100 | 0 | | |

1 CONDO – 100% - 2020 HX Base Yr 2020

95050 BARCLAY PL 4A, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 487,000 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 0 |
| TOTAL MARKET VALUE | | 487,000 |
| SOH/AGL Deduction | | 173,429 |
| ASSESSED VALUE | | 313,571 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 263,571 |
| TOTAL JUST VALUE | | 487,000 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 462,000 |

| 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 08/06/2024 BY SYS