BLDG 5 UNIT 2A
HARRISON COVE VILLAS
OR 1370/1244

GAYRON NANCY
95078 BARCLAY PL #2A
FERNANDINA BEACH, FL 32034

2024

00-00-30-028V-0005-02A0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	INTERIOR	INTERIOR 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% - 2022 HX Base Yr 2022

95078 BARCLAY PL 2A, 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		81,736
ASSESSED VALUE		405,264
TOTAL EXEMPTION VALUE	WX HX HB VX	60,000
BASE TAXABLE VALUE		345,264
TOTAL JUST VALUE		487,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2495/0318	9/03/2021	WD	Q	I	01	475,000
GRANTOR: NIEMEYER THOMAS A						
GRANTEE: GAYRON DONALD & NAN						
2445/1072	3/24/2021	WD	Q	I	01	320,000
GRANTOR: COWAN JANET E						
GRANTEE: NIEMEYER THOMAS A						

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