BLDG 6 UNIT 6C
HARRISON COVE VILLAS
OR 1370/1244

ROBERTS J WAYNE
95096 BARCLAY PLACE #6C
FERNANDINA BEACH, FL 32034

2024

00-00-30-028V-0006-06C0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	END	END 100
View Lump Sum	STREET	STREET 100
Desirability	TOWNHOUSE	TOWNHOUSE 100
Balcony	FSP	FSP 100
Parking	ATT GARAGE	ATT GARAGE 100
Bedrooms		3 100
Bathrooms		3.5 100
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	2,093		2,093	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0288300		2,093				2005	2005	100	100	0		

1 CONDO – 100% - 2024 HX Base Yr 2024

95096 BARCLAY PL 6C, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		546,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		546,000
SOH/AGL Deduction		434,288
ASSESSED VALUE		111,712
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		61,712
TOTAL JUST VALUE		546,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0414035	CO ISSUED	0	12/01/2004
B0414035	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2648/420	6/15/2023	WD	Q	I	01	625,000
GRANTOR: WATSON WILLIAM L						
GRANTEE: ROBERTS J WAYNE						
2304/1758	9/17/2019	QC	U	I	11	100
GRANTOR: CLARKSON JANICE J &						
GRANTEE: WATSON WILLIAM 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