



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY																	
Exterior Wall	31	HARDIE BRD 100	0900	01	2,454	118.5888	148.24	363,781	2022	2022	0	0	0	0.00	100.00	STANDARD																	
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2024										Heated Area: 2105					HX Base Yr 2024					Tax Group: 2					Tax Dist:					
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					363,781					TOTAL MARKET OB/XF VALUE					17,083					
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET					215,000					TOTAL MARKET VALUE					595,864					
Interior Floo	13	LVT/LAMNT 70											SOH/AGL Deduction					0					ASSESSED VALUE					595,864					
Interior Floo	11	CLAY TILE 30											TOTAL EXEMPTION VALUE					50,000					TOTAL EXEMPTION VALUE					HX HB					
Air Condition	03	CENTRAL 100											BASE TAXABLE VALUE					545,864					TOTAL JUST VALUE					595,864					
Heating Type	04	AIR DUCTED 100											NCON VALUE					0					INCOME VALUE										
Bedrooms		4 100											PREVIOUS YEAR MKT VALUE					582,643															
Bathrooms		2 100																															
Frame	02	WOOD FRAME 100																															
Stories	1.	1. 100																															
Units		0 100																															
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	2,105	100	2,105	312,045																													
FGR	484	55	266	39,432																													
FOP	64	30	19	2,817																													
FSP	160	40	64	9,487																													
TOTALS										2,813		2,454	363,781																				
EXTRA FEATURES										786 BARRINGTON DR, 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	0855	CONC PAVR	1 100	0	0	990.00	SF	10.00	10.00	100	2023	2022		100	9,900																		
2	0476	VF 6 SBPL	1 100	0	0	208.00	LF	32.00	32.00	100	2023	2022		99	6,589																		
3	0470	VNYL GATE	1 100	0	0	2.00	UT	300.00	300.00	100	2023	2022		99	594																		
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