LOT 3
IN OR 2220/22
BARRINGTON PB 7/115

SUTTON ZACHARY A/SUTTON KERRI M
774 BARRINGTON DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-110B-0003-0000

BUILDING CHARACTERISTICS

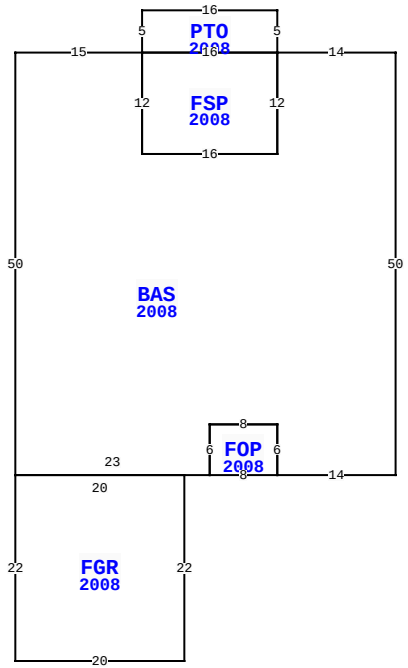
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	2,010	100	2,010	283,367
FGR	440	55	242	34,117
FOP	48	30	14	1,973
FSP	192	40	77	10,855
PTO	80	5	4	564
TOTALS	2,770		2,347	330,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,347	121.2750	151.59	355,782	2008	2008	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2019 Heated Area: 2010 HX Base Yr 2019



774 BARRINGTON DR, FERNANDINA BEACH

BLD DATE	07/22/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		330,877
TOTAL MARKET OB/XF VALUE		5,243
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		551,120
SOH/AGL Deduction		259,248
ASSESSED VALUE		291,872
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		241,872
TOTAL JUST VALUE		551,120
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		536,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080563	H/AC	4,275	04/10/2008
20080447	OTHER	4,000	03/20/2008
20080389	ELEC OTHER	6,000	03/17/2008
20080384	NEW CONSTR	186,085	03/13/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2220/0022	8/24/2018	WD	Q	I	02	317,000
GRANTOR: EMC PROPERTIES LLC						
GRANTEE: SUTTON KERRI M & ZA						
1339/0971	8/05/2005	WD	U	V	19	99,000
GRANTOR: BARRINGTON NASSAU LLC						
GRANTEE: EMC PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W14 PTO=[YR=2008] N5W16S5 FSP=[YR=2008] S12 E16 N12 W16$ E16 $ S12 W16 N12 W15 S50 FGR=[YR=2008] S22 E20 N22 W20$ E23 FOP=[YR=2008] E8 N6 W8 S6$ N6 E8 S6 E14 N50$.

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
1	0810	CONCRETE A	0	100	49	3	147.00	SF	6.50	6.50	100	2008	2008	3	89	850	
2	0812	CONCRETE C	0	100	0	0	1,234.00	SF	4.00	4.00	100	2008	2008	3	89	4,393	

LAND DESCRIPTION

TOTAL OB/XF 5,243

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
1	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	215,000.00	215,000.00	215,000							

REVIEW DATE 08/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 215,000 Market: 0 Agricultural: 0 Common: 215,000 PRINTED 08/06/2024 BY SYS