LOT 5
BARRINGTON PB 7/115

REEVES ROBERT C & LYNETTE ANN L/E/
750 BARRINGTON DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-110B-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

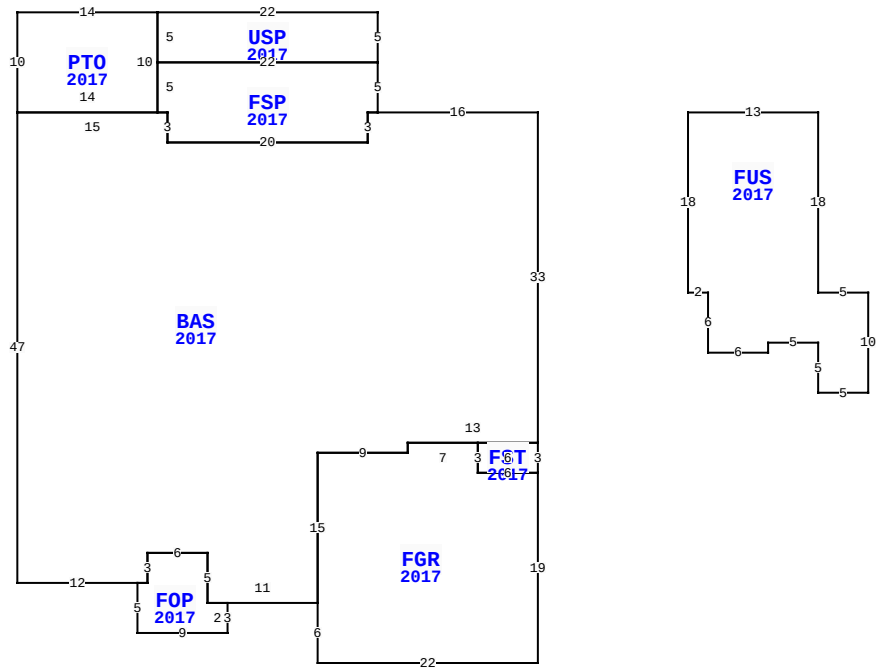
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,089	100	2,089	305,150
FGR	457	55	251	36,665
FOP	59	30	18	2,630
FSP	170	40	68	9,933
FST	18	55	10	1,461
FUS	345	100	345	50,396
PTO	140	5	7	1,023
USP	110	30	33	4,820
TOTALS	3,388		2,821	412,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,821	119.8560	149.82	422,642	2017	2017	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 2434 HX Base Yr 2019



750 BARRINGTON DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		412,076
TOTAL MARKET OB/XF VALUE		7,932
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		635,008
SOH/AGL Deduction		281,466
ASSESSED VALUE		353,542
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		303,542
TOTAL JUST VALUE		635,008
NCON VALUE		2,500
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		613,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171284	CO ISSUED	0	11/03/2017
20173164	SCRNENCL	2,300	10/16/2017
20171284	NEW CONSTR	302,084	04/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2588/1626	9/06/2022	LE	U	I	11	100
GRANTOR: REEVES ROBERT C & LYN						
GRANTEE: COLE LAUREN E & MEL						
1891/1407	11/26/2013	WD	U	V	30	25,000
GRANTOR: BUTLER LAURIE MAY						
GRANTEE: REEVES ROBERT C & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W16 FSP=[YR=2017] N5 USP=[YR=2017] N5 W22 PTO=[YR=2017] W14 S10 E14 N10$ S5 E22$ W22 S5 E1 S3 E20 N3 E1$ W1 S3 W20 N3 W15 S47 E12 FOP=[YR=2017] S5 E9 N3 W2 N5 W6 S3 W1$ E1 N3 E6 S5 E11 FGR=[YR=2017] S6 E22 N19 FST=[YR=2017] N3 W6 S3 E6$ W6 N3 W7 S1 W9 S15$ N15 E9 N1 E13 N33$ PTR=E15 FUS=[YR=2017] E13 S18 E5 S10 W5 N5 W5 S1 W6 N6 W2 N18$ W15$.

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	0855	CONC PAVER	0	100	0	0	737.00	SF	7.00	7.00	100	2017	2017	3	97	5,004	
2	0855	CONC PAVER	0	100	0	0	63.00	SF	7.00	7.00	100	2017	2017	3	97	428	
3	0855	CONC PAVER	0	100	0	0	250.00	SF	10.00	10.00	100	2024	2022		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 7,932

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 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 215,000 Market: 0 Agricultural: 0 Common: 215,000 PRINTED 08/06/2024 BY SYS