



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

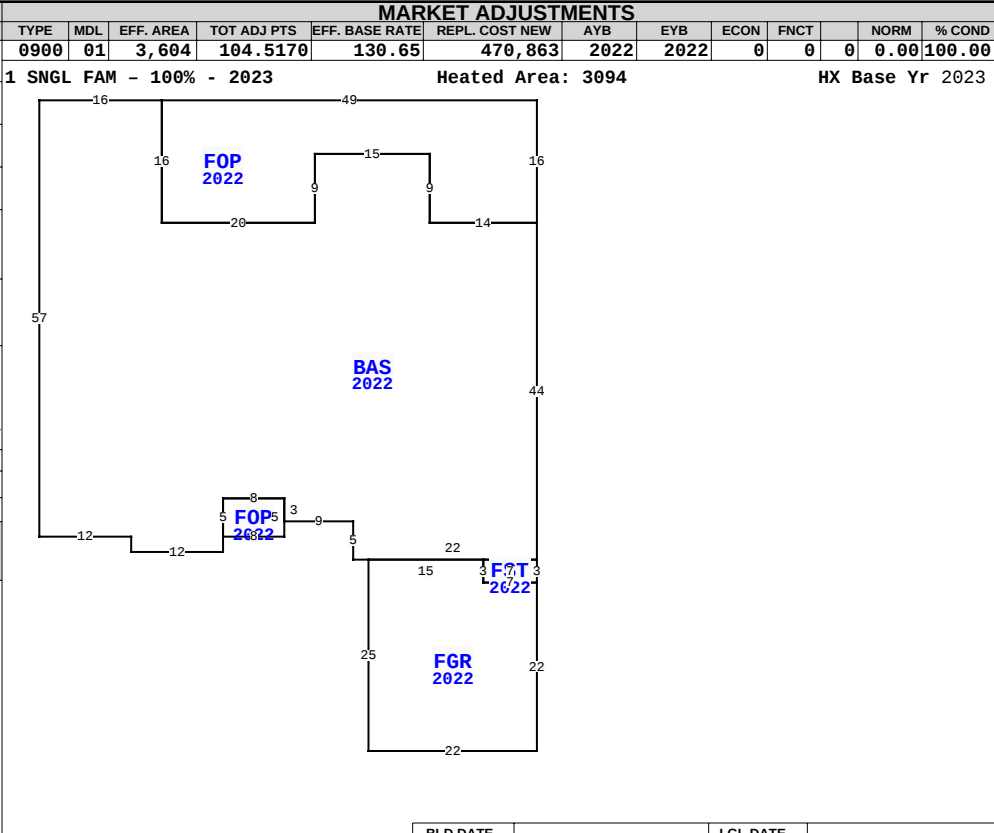
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,094	100	3,094	404,231
FGR	529	55	291	38,019
FOP	40	30	12	1,568
FOP	649	30	195	25,477
FST	21	55	12	1,568
TOTALS	4,333		3,604	470,863

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0855	CONC PAVER	0	100	0	0	1,762.00	SF	10.00	10.00	100	2022	2022	3	100	17,620	
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LAND DESCRIPTION		
L N	USE CODE	CLS
1	000116	C



85061 BARSONAGE CT, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF 17,620																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00

TOTAL OB/XF 17,620																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	470,863		
TOTAL MARKET OB/XF VALUE	17,620		
TOTAL LAND VALUE - MARKET	127,500		
TOTAL MARKET VALUE	615,983		
SOH/AGL Deduction	5,799		
ASSESSED VALUE	610,184		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	560,184		
TOTAL JUST VALUE	615,983		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	592,412		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017882	CO ISSUED	0	12/06/2022
21017689	NEW CONSTR	511,977	12/22/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2450/1554	4/08/2021	WD	Q	V	02
GRANTOR: MCKINNIE JULIAN W & D					
GRANTEE: BERRY MAURICE E III					
1277/1559	12/02/2004	WD	Q	V	
GRANTOR: NORTH HAMPTON LLC					
GRANTEE: MCKINNIE JULIAN W &					

BUILDING NOTES																
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BUILDING DIMENSIONS																
FOP=[YR=2022] W49 BAS=[YR=2022] W16 S57 E12 S2 E12 N2																
FOP=[YR=2022] E8 N5 W8 S5\$ N5 E8 S3 E9 S5 E2 FGR=[YR=2022]																
S25 E22 N22 FST=[YR=2022] N3 W7 S3 E7\$ W7 N3 W15\$ E22 N44 W14																
N9 W15 S9 W20 N16\$ S16 E20 N9 E15 S9 E14 N16\$.																