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

OPTIMISTIC OPPORTUNITIES LLC/CONTRACTING SOLUTIONS
1712 PIONEER AVENUE
CHEYENNE, WY 82001

2025

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

BUILDING CHARACTERISTICS

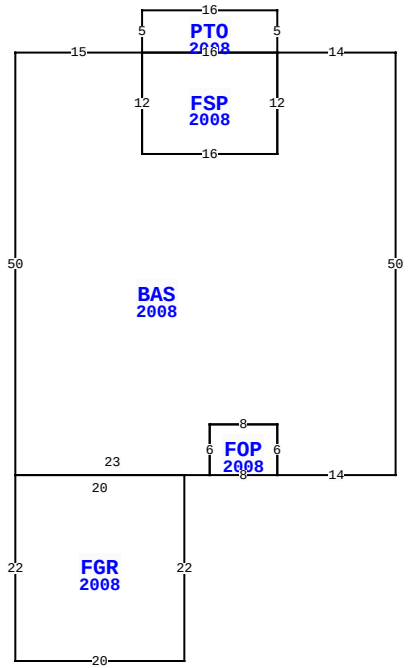
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,010	100	2008	2,010	297,629
FGR	440	55	2008	242	35,834
FOP	48	30	2008	14	2,073
FSP	192	40	2008	77	11,402
PTO	80	5	2008	4	592
TOTALS	2,770			2,347	347,530

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	160.08	375,708	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 0% - 2025 Heated Area: 2010 HX Base Yr



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	347,530
TOTAL MARKET OB/XF VALUE	5,185
TOTAL LAND VALUE - MARKET	215,000
TOTAL MARKET VALUE	567,715
SOH/AGL Deduction	0
ASSESSED VALUE	567,715
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	567,715
TOTAL JUST VALUE	567,715
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	551,120

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
2752/1141	11/18/2024	WD	U	I	37	450,000
GRANTOR: SUTTON ZACHARY A						
GRANTEE: OPTIMISTIC OPPORTUN						
2220/0022	8/24/2018	WD	Q	I	02	317,000
GRANTOR: EMC PROPERTIES LLC						
GRANTEE: SUTTON KERRI M & ZA						

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	0	49	3	147.00	SF	6.50	6.50	100	2008	2008	3	88	841	
2	0812	CONCRETE C	0	0	0	0	1,234.00	SF	4.00	4.00	100	2008	2008	3	88	4,344	

LAND DESCRIPTION

TOTAL OB/XF 5,185

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	RES	0		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 07/30/2025 BY SYS