LOTS 8 & 9
IN OR 1604/101 & OR 1863/398
BARRINGTON PB 7/115

SIROCKMAN WILLIAM M JR
724 BARRINGTON DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-110B-0008-0000

BUILDING CHARACTERISTICS

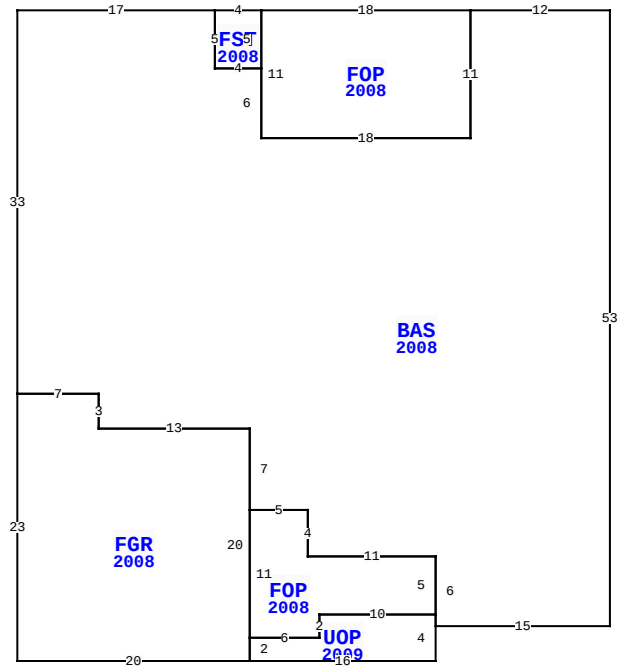
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,008	100	2008	2,008	289,167
FGR	421	55	2008	232	33,410
FOP	112	30	2008	34	4,896
FOP	198	30	2008	59	8,496
FST	20	55	2008	11	1,584
UOP	52	20	2009	10	1,440
TOTALS	2,811			2,354	338,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,354	118.5800	156.53	368,472	2008	2008	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2009 Heated Area: 2008 HX Base Yr 2009



724 BARRINGTON DR, FERNANDINA BEACH

BLD DATE	07/23/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		338,994
TOTAL MARKET OB/XF VALUE		5,944
TOTAL LAND VALUE - MARKET		308,750
TOTAL MARKET VALUE		653,688
SOH/AGL Deduction		344,053
ASSESSED VALUE		309,635
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		258,913
TOTAL JUST VALUE		653,688
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		637,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100664	REMODEL	9,000	04/23/2010
20071004	GAS	450	06/06/2007
20070949	H/AC	7,000	05/30/2007
20070720	ELEC OTHER	4,300	04/26/2007
20070637	OTHER	4,600	04/17/2007
20070419	NEW CONSTR	183,725	03/08/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1863/0398	6/19/2013	WD	U	V	37	44,000
GRANTOR: JOHNSON ALAN & TINA						
GRANTEE: SIROCKMAN WILLIAM M						
1604/0101	2/02/2009	WD	Q	I	01	260,000
GRANTOR: KARLEN PROPERTIES LLC						
GRANTEE: SIROCKMAN WILLIAM M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W12 FOP=[YR=2008] W18 FST=[YR=2008] W4 S5 E4 N5$ S11 E18 N11$ S11 W18 N6 W4 N5 W17 S33 FGR=[YR=2008] S23 E20 UOP=[YR=2009] E16 N4 FOP=[YR=2008] N5 W11 N4 W5 S11E6 N2 E10$ W10 S2 W6 S2$ N20 W13 N3 W7$ E7 S3 E13 S7 E5S4 E11 S6 E15 N53$.

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	0811	CONCRETE B	0	100	0	0	679.00	SF	5.20	5.20	100	2008	2008	3	88	3,107	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
3	0855	CONC PAVER	0	100	0	0	113.00	SF	10.00	10.00	100	2010	2010	3	90	1,017	

LAND DESCRIPTION

TOTAL OB/XF 5,944

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	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	215,000.00	215,000.00	215,000							
2	000100	C	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	0.75	125,000.00	93,750.00	93,750							

REVIEW DATE 08/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 308,750 Market: 0 Agricultural: 0 Common: 308,750 PRINTED 07/30/2025 BY SYS