LOT 12
IN OR 2049/1662
BARRINGTON PB 7/115

SCHELHORN JOHN J & TERESA M
725 BARRINGTON DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-110B-0012-0000

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	11	CLAY TILE 100
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

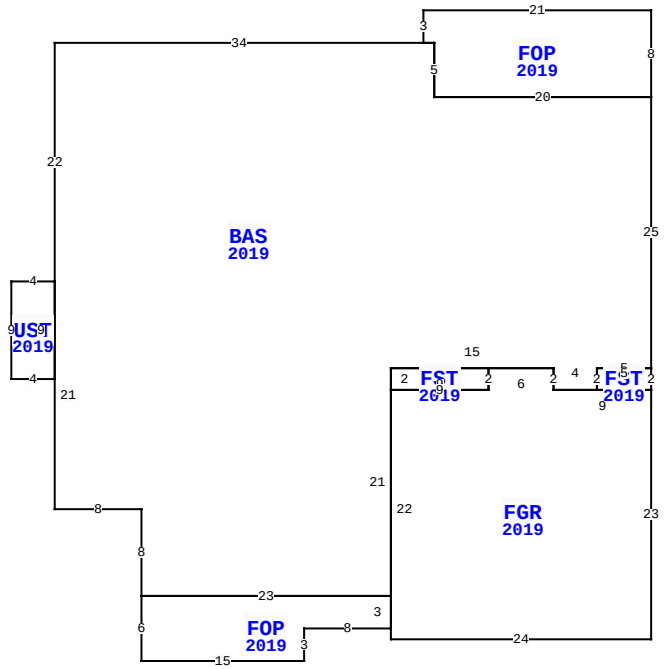
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1082.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,145	100	2019	2,145	363,348
FGR	564	55	2019	310	52,512
FOP	114	30	2019	34	5,759
FOP	163	30	2019	49	8,301
FST	10	55	2019	6	1,016
FST	18	55	2019	10	1,694
UST	36	45	2019	16	2,711
TOTALS	3,050			2,570	435,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,570	130.9440	172.85	444,224	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 2145 HX Base Yr 2020



725 BARRINGTON DR, FERNANDINA BEACH

BLD DATE		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		435,340
TOTAL MARKET OB/XF VALUE		67,677
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		718,017
SOH/AGL Deduction		296,880
ASSESSED VALUE		421,137
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		370,415
TOTAL JUST VALUE		718,017
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		698,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183315	SWIM POOL	46,000	09/01/2018
20182249	NEW CONSTR	287,735	06/29/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2049/1662	5/27/2016	WD	Q	V	01	82,000
GRANTOR: ROSSELAND RAYMOND W &						
GRANTEE: SCHELHORN JOHN J &						
1908/0791	3/21/2014	WD	Q	V	01	55,000
GRANTOR: JOHNSON ALAN D & TINA						
GRANTEE: ROSSELAND RAYMOND W						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W21 S3 BAS=[YR=2019] W34 S22 UST=[YR=2019] W4 S9 E4 N9$ S21 E8 S8 FOP=[YR=2019] S6 E15 N3 E8 FGR=[YR=2019] S1 E24 N23 FST=[YR=2019] N2W5S2E5$ W9N2 W6 FST=[YR=2019] W9 S2 E9N2 $ S2 W9 S22$ N3 W23$ E23 N21 E15 S2 E4 N2 E5 N25 W20 N5 W1$ E1 S5 E20 N8$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0	876.00	SF	10.00	10.00	100	2019	2019	3	97	8,497	
3	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	100	2019	2019	3	87	37,862	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	82	1,640	
5	0855	CONC PAVER	0	100	0	0	856.00	SF	10.00	10.00	100	2019	2019	3	97	8,303	
6	0462	ST/AL FNC	0	100	0	0	930.00	SF	10.00	10.00	100	2019	2019	3	87	8,091	
7	0810	CONCRETE A	0	100	0	0	210.00	SF	6.50	6.50	100	2019	2019	3	97	1,324	

LAND DESCRIPTION

TOTAL OB/XF 67,677

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	000134	C	RES POND	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 03/07/2019 BY DJ Total Acres: 0.00 Total Land Value: 215,000 Market: 0 Agricultural: 0 Common: 215,000 PRINTED 07/30/2025 BY SYS