LOT 20
IN OR 1379/1936
BARRINGTON PB 7/115

KILLEN K ALAN
PO BOX 1509
FERNANDINA BEACH, FL 32035-1509

2025

00-00-31-110B-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1082.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,400
TOTAL LAND VALUE - MARKET	215,000
TOTAL MARKET VALUE	221,400
SOH/AGL Deduction	97,522
ASSESSED VALUE	123,878
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,878
TOTAL JUST VALUE	221,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	221,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1379/1936	1/09/2006	WD	Q	V		145,000
GRANTOR: BARRINGTON NASSAU LLC						
GRANTEE: KILLEN K ALAN						
1379/1001	1/05/2006	QC	U	V	21	100,000
GRANTOR: KIRKLAND JOANN						
GRANTEE: BARRINGTON NASSAU L						

3106 AJA CT, FERNANDINA BEACH

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

BUILDING NOTES

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	0511	GARAGE CB-	0	0	35	22	770.00	SF	40.00	40.00	100	1970	1970	3	20	6,160	
2	0940	SHEDS/PORT	0	0	8	5	40.00	SF	30.00	30.00	100	1970	1970	3	20	240	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 6,400

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 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 215,000 Market: 0 Agricultural: 0 Common: 215,000 PRINTED 07/30/2025 BY SYS