

LOT 5
IN OR 2089/1363
OCEANS EIGHT PB 5/41

FARR CAROL M & EDWIN A
321 BARBERRY DR
LEXINGTON, SC 29072

2025

00-00-31-155E-0005-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 2														
Exterior Wall	10	ABOVE AVG 100	0500	01	3,112	113.6016	179.49	558,573	2001	2001	0	0	0	11.00	89.00	VALUATION SUMMARY													
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 0% - 0													Heated Area: 2655													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floor	12	HARDWOOD 80																											
Interior Floor	11	CLAY TILE 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		4 100																											
Frame	07	SPECIAL 100																											
Stories	3.	3. 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality			04	Quality Level 04																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM				MKT AREA			01																						
NEIGHBORHOOD/LOC			1056.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	359	100	2001	359	57,349																								
FGR	561	55	2001	309	49,361																								
FUS	952	100	2001	952	152,078																								
FUS	1,344	100	2001	1,344	214,699																								
UUS	70	50	2001	35	5,591																								
UUS	108	50	2001	54	8,626																								
UUS	118	50	2001	59	9,425																								
TOTALS			3,512		3,112	497,130																							
EXTRA FEATURES						1431 N FLETCHER AVE, FERNANDINA BEACH																							
L N	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	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	5,880													
2	0810	CONCRETE A	0	0	9	3	27.00	SF	6.50	6.50	100	2001	2001	3	79	139													
3	0810	CONCRETE A	0	0	0	0	305.00	SF	6.50	6.50	100	2001	2001	3	79	1,566													
4	1241	WD DECK G	0	0	12	26	312.00	UT	15.53	15.53	100	2001	2001	3	28	1,356													
5	1076	TRELLIS A	0	0	0	0	234.00	SF	7.50	7.50	100	2001	2001	3	25	439													
6	1241	WD DECK G	0	0	8	28	224.00	UT	15.53	15.53	100	2001	2001	3	28	974													
7	1241	WD DECK G	0	0	8	16	128.00	UT	15.53	15.53	100	2001	2001	3	28	556													
8	1076	TRELLIS A	0	0	8	16	128.00	SF	7.50	7.50	100	2001	2001	3	25	240													
9	1241	WD DECK G	0	0	6	16	96.00	UT	15.53	15.53	100	2001	2001	3	28	417													
10	1076	TRELLIS A	0	0	6	16	96.00	SF	7.50	7.50	100	2001	2001	3	25	180													
LAND DESCRIPTION						TOTAL OB/XF 11,747																							
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	RES		0	0006	R-1	50.00	240.00	50.00	FF	1.00	1.00	1.00	19,000.00	19,000.00	950,000												
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS																													

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