LOT 1
BARRINGTON PB 7/115

LANDERS LEIGH A
798 BARRINGTON DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-110B-0001-0000

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

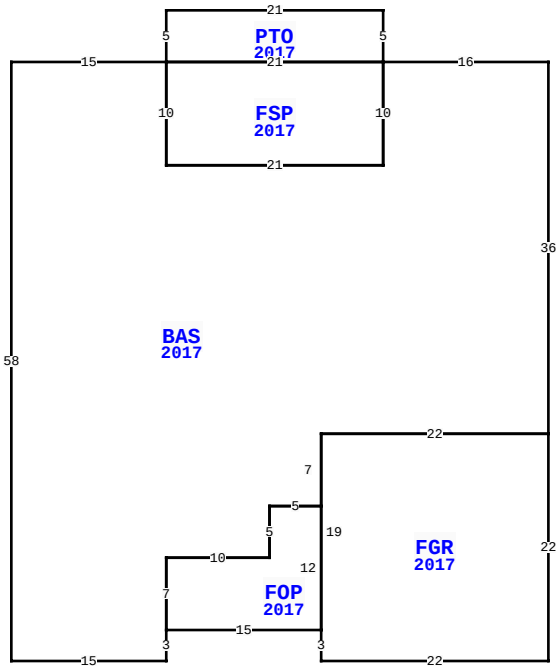
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1082.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,147	100	2017	2,147	352,464
FGR	484	55	2017	266	43,668
FOP	130	30	2017	39	6,403
FSP	210	40	2017	84	13,790
PTO	105	5	2017	5	821
TOTALS	3,076			2,541	417,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,541	122.3904	170.12	432,275	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM 100% - 2021 Heated Area: 2147 HX Base Yr 2021



798 BARRINGTON DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		417,145
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		637,145
SOH/AGL Deduction		169,199
ASSESSED VALUE		467,946
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		416,535
TOTAL JUST VALUE		637,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		618,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161143	CO ISSUED	0	05/02/2017
20161143	NEW CONSTR	0	04/25/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2408/0536	11/13/2020	WD	Q	I	01	550,000
GRANTOR: RETHELFORD DAVID W &						
GRANTEE: LANDERS LEIGH A						
2314/1137	10/16/2019	TD	U	I	11	100
GRANTOR: RETHELFORD FAMILY REV						
GRANTEE: RETHELFORD DAVID W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W16 PTO=[YR=2017] N5 W21 S5 FSP=[YR=2017] S10 E21 N10 W21$ E21$ S10 W21 N10 W15 S58 E15 N3 FOP=[YR=2017] E15 FGR=[YR=2017] S3 E22 N22 W22 S19$ N12 W5 S5 W10 S7$ N7 E10 N5 E5 N7 E22 N36$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	220,000.00	220,000.00	220,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 07/09/2026 BY SYS