LOT 2
BARRINGTON PB 7/115

ZIELINSKI MAUREEN L & WILLIAM
786 BARRINGTON DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-110B-0002-0000

BUILDING CHARACTERISTICS

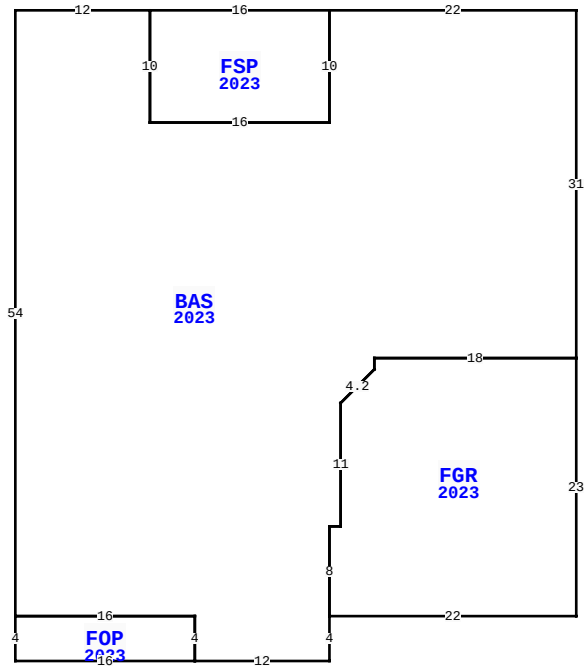
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,105	100	2023	2,105	343,518
FGR	484	55	2023	266	43,409
FOP	64	30	2023	19	3,101
FSP	160	40	2023	64	10,445
TOTALS	2,813			2,454	400,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,454	118.5888	164.84	404,517	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2024 Heated Area: 2105 HX Base Yr 2024



786 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		400,472
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		620,472
SOH/AGL Deduction		0
ASSESSED VALUE		620,472
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		569,061
TOTAL JUST VALUE		620,472
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		614,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211331	NEW CONSTR	318,450	07/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2577/1871	7/11/2022	SW	Q	I	01	650,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: ZIELINSKI MAUREEN L						
2454/1108	4/21/2021	WD	Q	V	01	150,000
GRANTOR: BENNETT EDMOND C REV						
GRANTEE: ARTISAN HOMES LLC						

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

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,10] W22 S10 W16 N10 W12 S54 E16 S4 E12 N4 N8 E1 N11 U3R3 N1 E18 N31 $
FGR=[YR=2023;ORIG=60,41] W18 S1 D3L3 S11 W1 S8 E22 N23 $
FSP=[YR=2023;ORIG=22,10] E16 S10 W16 N10 $
FOP=[YR=2023;ORIG=10,64] E16 S4 W16 N4 $
.

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 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 07/09/2026 BY SYS