LOT 3
BARRINGTON PB 7/115

URBAN LIONEL V
PO BOX 1333
ISSAQUAH, WA 98027

2026

00-00-31-110B-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
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

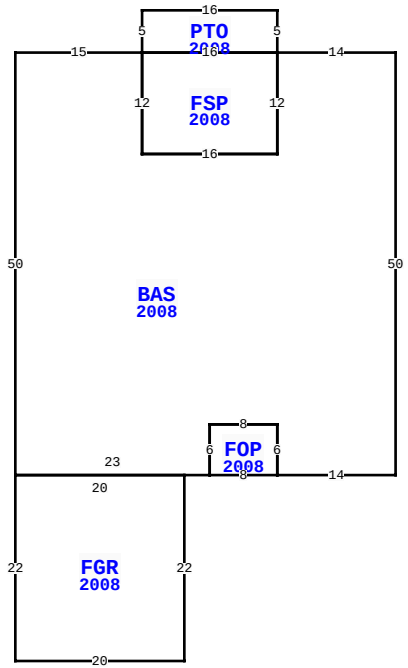
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1082.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,010	100	2008	2,010	311,720
FGR	440	55	2008	242	37,530
FOP	48	30	2008	14	2,171
FSP	192	40	2008	77	11,942
PTO	80	5	2008	4	620
TOTALS	2,770			2,347	363,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,347	121.2750	168.57	395,634	2008	2008	0	0	0	8.00	92.00

1 SNGL FAM 0% - 2025 Heated Area: 2010 HX Base Yr



774 BARRINGTON DR, FERNANDINA BEACH

BLD DATE	07/22/2008 DJ	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	363,983
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	220,000
TOTAL MARKET VALUE	583,983
SOH/AGL Deduction	0
ASSESSED VALUE	583,983
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	583,983
TOTAL JUST VALUE	583,983
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	567,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080563	H/AC	4,275	04/10/2008
20080447	OTHER	4,000	03/20/2008
20080389	ELEC OTHER	6,000	03/17/2008
20080384	NEW CONSTR	186,085	03/13/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
202645013856	5/04/2026	WD	Q	I	01	467,800
GRANTOR: OPTIMISTIC OPPORTUNIT						
GRANTEE: URBAN LIONEL V						
2752/1141	11/18/2024	WD	U	I	37	450,000
GRANTOR: SUTTON ZACHARY A						
GRANTEE: OPTIMISTIC OPPORTUN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W14 PTO=[YR=2008] N5W16S5 FSP=[YR=2008] S12 E16 N12 W16$ E16 $ S12 W16 N12 W15 S50 FGR=[YR=2008] S22 E20 N22 W20$ E23 FOP=[YR=2008] E8 N6 W8 S6$ N6 E8 S6 E14 N50$.

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	0		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