LOT 14
BARRINGTON PB 7/115

HAIGHT-MUNSON SUSAN L/E/MUNSON CRAIG DOUGLAS IV L/
749 BARRINGTON DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-110B-0014-0000

BUILDING CHARACTERISTICS

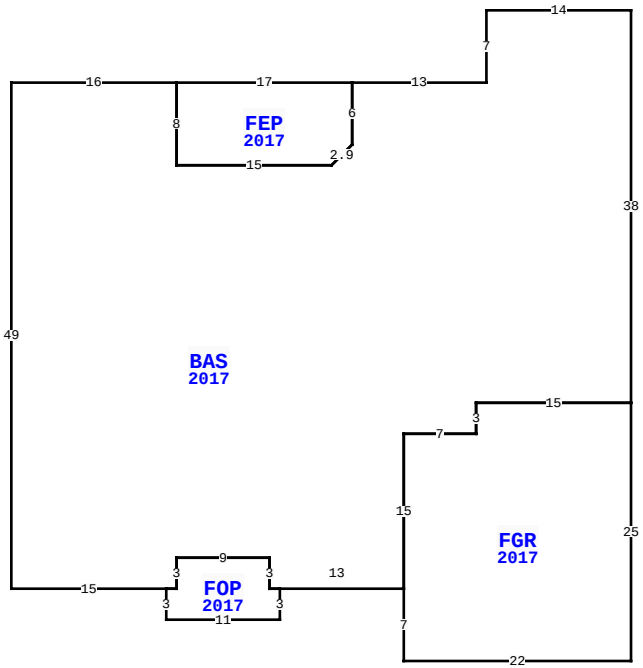
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,502	100	2017	2,502	387,334
FEP	134	80	2017	107	16,565
FGR	529	55	2017	291	45,050
FOP	60	30	2017	18	2,787
TOTALS	3,225			2,918	451,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,918	116.0148	161.26	470,557	2017	2017	0	0	0	4.00	96.00

1 SNGL FAM 100% - 2023 Heated Area: 2502 HX Base Yr 2023



749 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		451,735
TOTAL MARKET OB/XF VALUE		64,107
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		735,842
SOH/AGL Deduction		0
ASSESSED VALUE		735,842
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		684,431
TOTAL JUST VALUE		735,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		726,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172896	SWIM POOL	41,000	09/22/2017
20162551	CO ISSUED	0	06/30/2017
20162551	NEW CONSTR	305,916	06/19/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2684/1277	12/11/2023	LE	U	I	11	0
GRANTOR: HAIGHT-MUNSON SUSAN						
GRANTEE: CAROLAN WILLIAM NAT						
2594/1244	10/06/2022	WD	Q	I	01	886,500
GRANTOR: PORTER REGINA KAY						
GRANTEE: HAIGHT-MUNSON SUSAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 S7 W13 FEP=[YR=2017] W17 S8 E15 U2 R2 N6$ S6 D2 L2 W15 N8 W16 S49 E15 FOP=[YR=2017] S3 E11 N3 W1 N3 W9 S3 W1$ E1 N3 E9 S3 E13 FGR=[YR=2017] S7 E22 N25 W15 S3 W7 S15$ N15 E7 N3 E15 N38$.

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
3	0911	SCRN RM A	0	100	0	0	1,318.00	SF	18.00	18.00	100	2017	2017	3	70	16,607	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2017	2017	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 64,107

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	000134	C	RES POND	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