LOT 159
IN OR 2012/1891
ISLE DE MAI AT AMELIA PB 7/12

HARRINGTON STEPHEN T
617 SANTA MARIA DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0159-0000

BUILDING CHARACTERISTICS

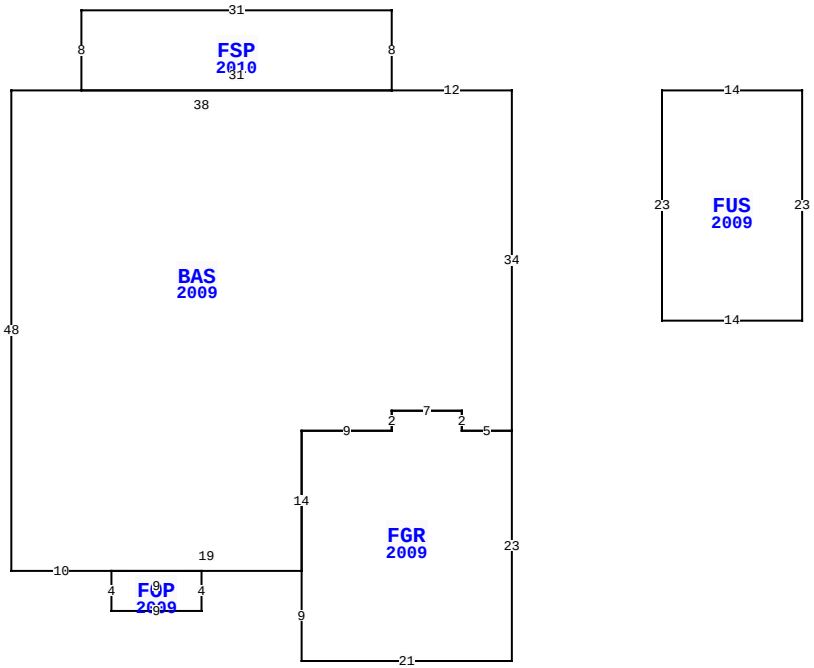
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,092	100	2,092	347,624
FGR	497	55	273	45,364
FOP	36	30	11	1,828
FSP	248	40	99	16,450
FUS	322	100	322	53,506
TOTALS	3,195		2,797	464,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,797	113.3760	177.72	497,083	2009	2009	0	0	0	6.50	93.50

1 SFR CUST – 100% - 2017 Heated Area: 2414 HX Base Yr 2017



BLD DATE	08/17/2009 KB	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

617 SANTA MARIA DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		464,773
TOTAL MARKET OB/XF VALUE		13,476
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		618,249
SOH/AGL Deduction		261,883
ASSESSED VALUE		356,366
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		301,366
TOTAL JUST VALUE		618,249
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		561,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100125	XFOB	2,400	01/26/2010
20100067	OTHER	1,300	01/13/2010
20091006	H/AC	6,750	07/29/2009
20090892	ELEC OTHER	2,100	07/09/2009
20090901	OTHER	8,052	07/09/2009
20080613	NEW CONSTR	250,000	04/15/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2012/1891	11/03/2015	WD	Q	I	01	386,500
GRANTOR: BEARD MICHAEL J & KRI						
GRANTEE: HARRINGTON STEPHEN						
1661/1746	1/27/2010	WD	Q	I	01	340,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BEARD MICHAEL J & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W12 FSP=[YR=2010] N8 W31 S8 E31$ W38 S48 E10
FOP=[YR=2009] S4 E9 N4 W9$ E19 FGR=[YR=2009] S9 E21 N23 W5
N2 W7 S2 W9 S14$ N14 E9 N2 E7 S2 E5 N34$ PTR=E15
FUS=[YR=2009] E14 S23 W14 N23$ W15$.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	94	1,880	
2	0855	CONC PAVER	0	100	0	0	640.00	SF	10.00	10.00	100	2009	2009	3	91	5,824	
3	0855	CONC PAVER	0	100	23	4	92.00	SF	10.00	10.00	100	2009	2009	3	91	837	
4	0855	CONC PAVER	0	100	0	0	222.00	SF	10.00	10.00	100	2010	2010	3	92	2,042	
5	0462	ST/AL FNC	0	100	113	0	452.00	SF	10.00	10.00	100	2010	2010	3	64	2,893	

LAND DESCRIPTION

TOTAL OB/XF 13,476

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	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 01/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS