

BLOCK 125 LOT 8 (EX N 5 FT)
IN OR 2028/986
CITY OF FDNA BEACH

WHITMORE GARY LEE & ROSEMARY J
407 DATE ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0125-0080



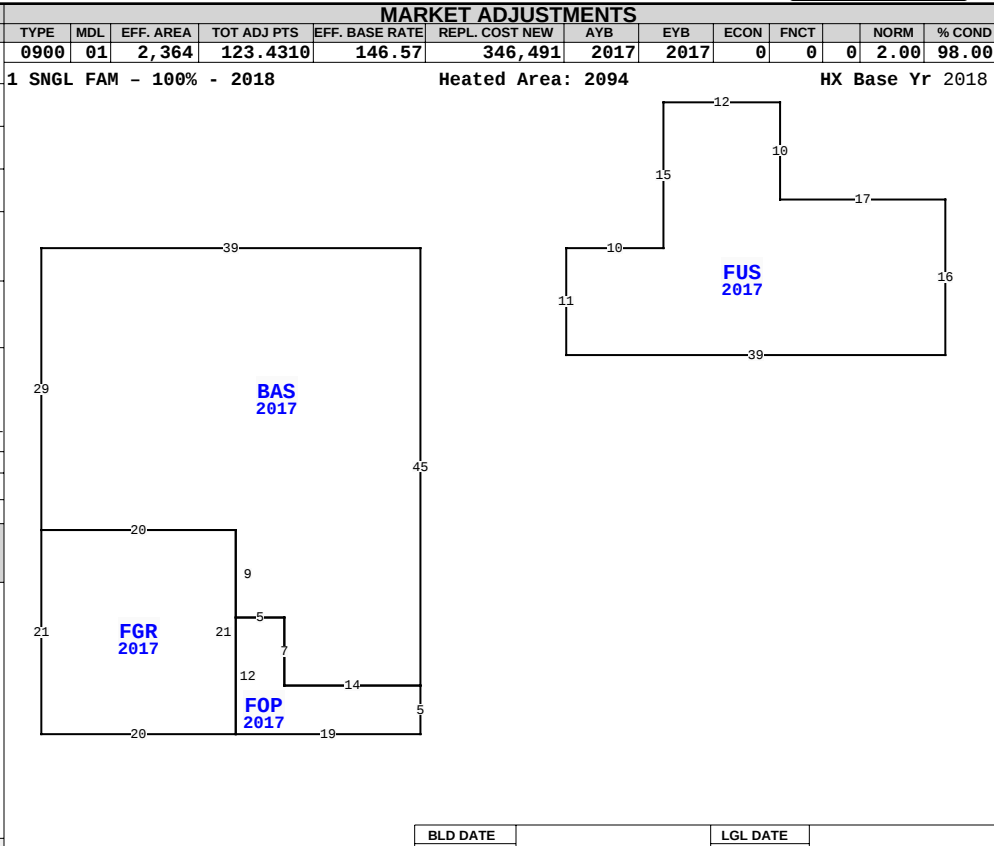
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	201,094
FGR	420	55	231	33,181
FOP	130	30	39	5,602
FUS	694	100	694	99,686
TOTALS	2,644		2,364	339,561

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	974.00	SF	7.00	7.00
2	0855	CONC PAVER	0 100	0	0	290.00	SF	7.00	7.00
3	0476	VF 6 SBPL	0 100	0	0	87.00	LF	32.00	32.00
4	0477	VF 4 SLAT	0 100	0	0	48.00	LF	14.00	14.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-2	50.00	95.00	50.00



TOTAL OB/XF									
11,831									

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11,831									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	339,561								
TOTAL MARKET OB/XF VALUE	11,831								
TOTAL LAND VALUE - MARKET	200,000								
TOTAL MARKET VALUE	551,392								
SOH/AGL Deduction	206,540								
ASSESSED VALUE	344,852								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	294,852								
TOTAL JUST VALUE	551,392								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	492,136								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161723	CO ISSUED	0	01/26/2017
20161723	NEW CONSTR	255,816	06/22/2016
5162	DEMOLITION	0	01/09/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2028/0986	2/10/2016	WD	Q	V	02	78,000
GRANTOR: GATSEMI LLC						
GRANTEE: WHITMORE GARY LEE &						
1504/0131	6/07/2007	WD	Q	V		220,000
GRANTOR: CLARK JOHN C & MARY E						
GRANTEE: GATSEMI LLC						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W39 S29 FGR=[YR=2017] S21 E20 FOP=[YR=2017] E19 N5 W14 N7 W5 S12\$ N21 W20\$ E20 S9 E5 S7 E14 N45\$ PTR=E15 FUS=[YR=2017] E10 N15 E12 S10 E17 S16 W39 N11\$ W15\$.									