BLOCK 230 SUB C OF 5
IN OR 2278/1676
DECLAR OF CVNTS,REST,& ESMTS

HARMON JAMES J/LAWRENCE BEVERLEE A
1205 DATE ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0230-05C0

BUILDING CHARACTERISTICS

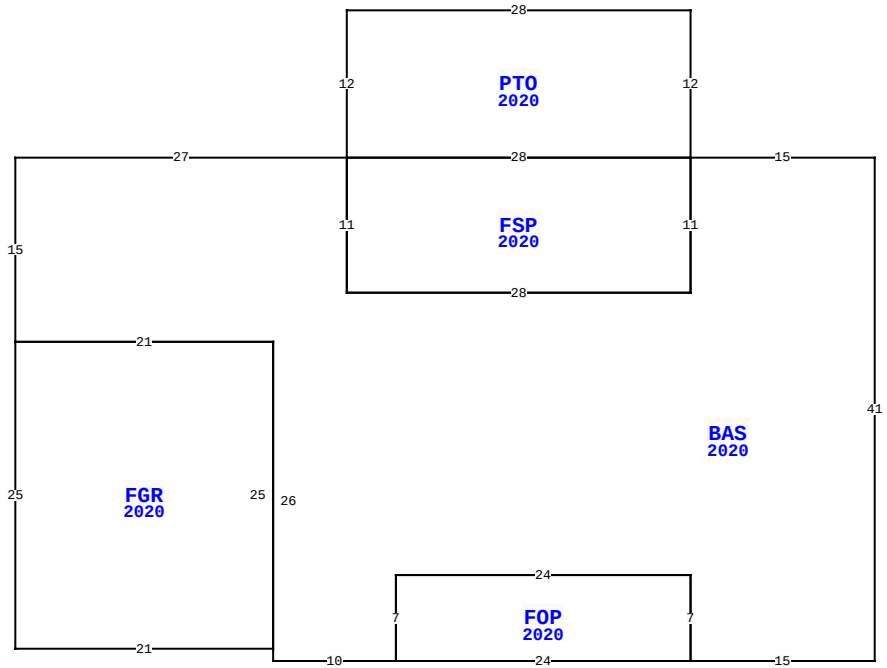
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	1,848	243,727
FGR	525	55	289	38,115
FOP	168	30	50	6,595
FSP	308	40	123	16,222
PTO	336	5	17	2,242
TOTALS	3,185		2,327	306,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,327	111.6220	132.55	308,444	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 1848 HX Base Yr 2021



1205 DATE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		306,902
TOTAL MARKET OB/XF VALUE		8,663
TOTAL LAND VALUE - MARKET		137,600
TOTAL MARKET VALUE		453,165
SOH/AGL Deduction		219,698
ASSESSED VALUE		233,467
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		183,467
TOTAL JUST VALUE		453,165
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		422,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200103	NEW CONSTR	260,007	04/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2278/1676	5/30/2019	WD	Q	V	02	87,500
GRANTOR: CMR ISLAND PROPERTIES						
GRANTEE: HARMON JAMES J & BE						
2068/1826	7/22/2016	QC	U	V	11	100
GRANTOR: KEGLER MICHAEL						
GRANTEE: UNITY WOODS AT AMEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W15 PTO=[YR=2020] N12 W28 S12 FSP=[YR=2020] S11 E28 N11 W28 $ E28 $ S11 W28 N11 W27 S15 FGR=[YR=2020] S25 E21 N25 W21 $ E21 S26 E10 FOP=[YR=2020] E24 N7 W24 S7 $ N7 E24 S7 E15 N41 $.

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	0855	CONC PAVER	0	100	0	0	875.00	SF	10.00	10.00	100	2020	2020	3	99	8,663	

LAND DESCRIPTION

TOTAL OB/XF 8,663

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		R-2	86.00	100.00	86.00	FF		1.00	1.00	0.80	2,000.00	1,600.00	137,600							

REVIEW DATE 09/28/2020 BY RK Total Acres: 0.00 Total Land Value: 137,600 Market: 0 Agricultural: 0 Common: 137,600 PRINTED 08/02/2023 BY SYS