

LOT 19
IN OR 1992/569
HARRISON COVE PB 6/197

WHITAKER PHILLIP E & STEPHANIE P
95137 MACKINAS CIRCLE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0283-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		03

NEIGHBORHOOD/LOC 3034.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,629	100	1,629	238,607
DCK	16	10	2	293
DCK	24	10	2	293
FGR	576	55	317	46,432
FOP	290	30	87	12,743
FOP	562	30	169	24,754
FUS	1,025	100	1,025	150,136
TOTALS	4,122		3,231	473,258

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,984.00	SF	4.00
2	0810	CONCRETE A	0	100	0	0	150.00	SF	6.50
3	0810	CONCRETE A	0	100	7	4	28.00	SF	6.50
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

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		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,231	107.9022	161.85	522,937	2003	2003	0	0	9.50	90.50
1 SFR CUST - 100% - 2016											
Heated Area: 2654											
HX Base Yr 2016											

TOTAL OB/XF											
10,592											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			473,258
TOTAL MARKET OB/XF VALUE			10,592
TOTAL LAND VALUE - MARKET			350,000
TOTAL MARKET VALUE			833,850
SOH/AGL Deduction			351,302
ASSESSED VALUE			482,548
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			432,548
TOTAL JUST VALUE			833,850
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			812,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310736	NEW CONSTR	265,000	01/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1992/0569	6/24/2015	SW	U	I	12
SALE PRICE					
320,000					
GRANTOR: THE BANK OF NEW YORK					
GRANTEE: WHITAKER PHILLIP E					
1940/1159	10/03/2014	CT	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: THE BANK OF NEW YOR					

BUILDING NOTES									
FOP=[YR=2003] W19 DCK=[YR=2003] N3 W8 S3 E8\$ W27 S10									
BAS=[YR=2003] W3 S19 E4 S12 FOP=[YR=2003] S10 E19									
DCK=[YR=2003] S2 E8 N2 W8\$ E21 S20 FGR=[YR=2003] W14 S24 E24									
N24 W10\$ E5 N41 W6 S11 L3 D3 W6 U3 L3 W9 D3 L3 W6 U3									
L3 W6\$ E6 D3 R3 E6 U3 R3 E9 D3 R3 E6 U3 R3 N11 E6									
N23 W6 N1 W1 U2 L2 W6 D2 L2 W23 S4 W6\$ E6 N4 E23 U2 R2									
E6 D2 R2 E1 S1 E6 N7\$ PTR=E15 FUS=[YR=2003] E12 N5 W1 N5									
E1 N4 E9 N2 E12 S38 W13 N3 W8 S3 W12 N22\$ W15\$.									