

LOT 23
IN OR 1838/333
SECT 2 IN OR 211/545

WHITEMORE THOMAS A &/HARNAGE VICTORIA C
1417 SADLER RD PMB-141
FERNANDINA BEACH, FL 32034

2024

00-00-31-126B-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	17	CB STUCCO 40
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1056.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	354	100	354	61,180
FGR	733	55	403	69,648
FOP	156	30	47	8,123
FOP	179	30	54	9,333
FOP	221	30	66	11,406
FOP	516	30	155	26,788
FST	30	55	16	2,765
FST	30	55	16	2,765
FST	30	55	16	2,765
FUS	1,243	100	1,243	214,819
TOTALS	5,095		3,973	686,626

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0	100	0	0		1,218.00	SF 10.00
2	0855	CONC PAVER	0	100	0	0		270.00	SF 10.00
3	0410	ELEVATOR	0	100	0	0		1.00	UT 10,000.00

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	100.00	50.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,973	120.2670	180.40	716,729	2014	2014	0	0	4.20	95.80	
2 SFR CUST - 100% - 2015												
Heated Area: 3200												
HX Base Yr 2015												

** This building has 11 Sub-Areas												
1231 N FLETCHER AVE, FERNANDINA BEACH												
TOTAL OB/XF 24,136												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		686,626	
TOTAL MARKET OB/XF VALUE		24,136	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		1,010,762	
SOH/AGL Deduction		387,677	
ASSESSED VALUE		623,085	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		573,085	
TOTAL JUST VALUE		1,010,762	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		979,836	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132780	NEW CONSTR	2,000	12/09/2013
20132687	NEW CONSTR	475,000	11/22/2013
20132269	DEMOLITION	0	09/27/2013
20080790	REPAIR/RRF	3,000	05/09/2008
20022015	H/AC	2,000	11/25/2002
B969816	REMODEL	3,900	05/15/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1838/0333	12/31/2012	WD	U	I	11
GRANTOR: HARNAGE JEAN DELEGAL					
GRANTEE: WHITEMORE THOMAS A					
0970/1465	2/13/2001	WD	U	I	09
GRANTOR: HARNAGE GARY CARLTON					
GRANTEE: HARNAGE GARY CARLTO					

BUILDING NOTES					

BUILDING DIMENSIONS					
FOP=[YR=2014] W30 S21 BAS=[YR=2014] S2 FOP=[YR=2014] W3 S34 E33 N2 FGR=[YR=2014] N25 W30 S24 E17 S1 E13\$ W13 N1 W17 N31\$ S7 E30 N15 W14 FST=[YR=2014] W5 S6 E5 N6\$ S6 W16\$ E11 N6 E19 N15\$ PTR=E15 FUS=[YR=2014] E30 S55 W13 N1 W17 N26 FST=[YR=2014] N5 E6 S5 W6\$ E6 N5 W6 N23\$ W15\$ PTR=E60 FUS=[YR=2014] E17 FOP=[YR=2014] E13 S12 W13 N12\$ S12 E13 S43 W13 FOP=[YR=2014] W17 N13 E17 S13\$ N13 W17 N12 FST=[YR=2014] N5 E6 S5 W6\$ E6 N5 W6 N25\$ W60 \$.					