

BLOCK 254 SLY 81 FT OF
ELY 100 FT OF WLY 130 FT
OF LOT 10 IN OR 1897/954

HARNISH BRYAN M & PATRICIA E
1423 LEON STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0254-0103



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	12
Interior Floo	11
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	02
Occupancy	00

Quality	06
DOR CODE	0100

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100	1,014	117,480
FGR	338	55	186	21,549
FOP	60	30	18	2,085
STP	16	10	2	232

TOTALS	1,428	1,220	141,347
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EXTRA FEATURES	
L N	OB/XF CODE
1	0810
2	0810

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,220	144.3296	137.11	167,274	1973	1990	0	0	15.50	84.50
1 SINGLE FAM - 100% - 2017 Heated Area: 1014 HX Base Yr 2017											
STP 1993 FGR 1993 BAS 1993 FOP 1993											
1423 LEON ST, FERNANDINA BEACH											

1423 LEON ST, FERNANDINA BEACH										INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
420.00	SF	6.50	6.50	100	1974	1974	3	25	683								
696.00	SF	6.50	6.50	100	2017	2017	3	97	4,388								

LAND DESCRIPTION										TOTAL OB/XF							5,071	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
1	000100	C	SFR	100	0006	R-1	100.00	81.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	1	
REVIEW DATE		09/19/2022		BY		TWA		Total Acres: 0.00		Total Land Value: 175,000				Market: 0		Agricultural: 0		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		155,430	
TOTAL MARKET OB/XF VALUE		5,071	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		335,501	
SOH/AGL Deduction		161,879	
ASSESSED VALUE		173,622	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		123,622	
TOTAL JUST VALUE		335,501	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		329,013	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170921	20X30 FGR	0	03/29/2017
20121766	REROOF	5,000	08/28/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1897/0954	1/06/2014	WD	Q	I	01
GRANTOR: HICKS TERRY J & PATRI					SALE PRICE
GRANTEE: HARNISH BRYAN M & P					
1538/0918	11/30/2007	QC	U	I	01
GRANTOR: HICKS TERRY J					100
GRANTEE: HICKS TERRY J & PAT					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W39 FGR=[YR=1993] W1 STP=[YR=1993] N4W4S4E4W12 S26 E13 N26\$ S26 E2 FOP=[YR=1993] S4 E15N4 W15\$ E37 N26\$.	

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[illegible]