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

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

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

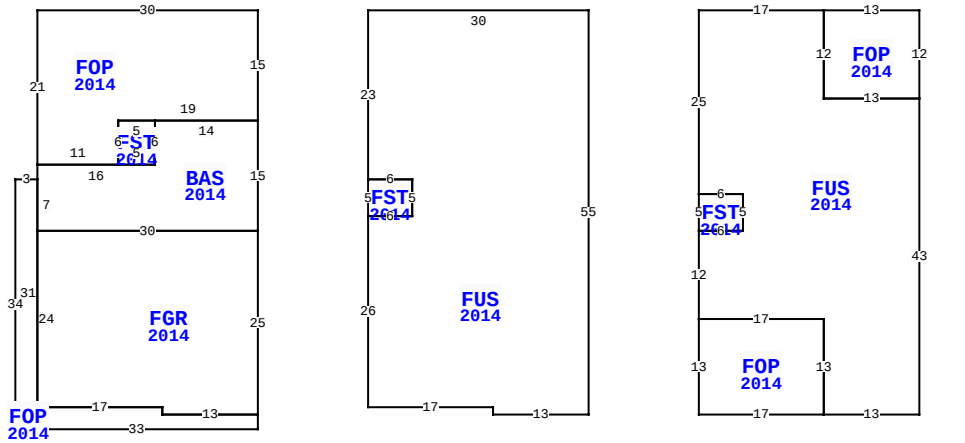
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	354	100	2014	354	64,105
FGR	733	55	2014	403	72,979
FOP	156	30	2014	47	8,511
FOP	179	30	2014	54	9,779
FOP	221	30	2014	66	11,952
FOP	516	30	2014	155	28,069
FST	30	55	2014	16	2,897
FST	30	55	2014	16	2,897
FST	30	55	2014	16	2,897
FUS	1,243	100	2014	1,243	225,094
TOTALS	5,095			3,973	719,466

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	190.02	754,949	2014	2014	0	0	0	4.70	95.30

2 SFR CUST – 100% - 2015 Heated Area: 3200 HX Base Yr 2015



** This building has 11 Sub-Areas

1231 N FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		719,466
TOTAL MARKET OB/XF VALUE		23,987
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,043,453
SOH/AGL Deduction		402,299
ASSESSED VALUE		641,154
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		590,432
TOTAL JUST VALUE		1,043,453
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,010,762

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	SALE PRICE
1838/0333	12/31/2012	WD	U	I	11	100
GRANTOR: HARNAGE JEAN DELEGAL						
GRANTEE: WHITTEMORE THOMAS A						
0970/1465	2/13/2001	WD	U	I	09	100
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 $.

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	1,218.00	SF	10.00	10.00	100	2014	2014	3	94	11,449	
2	0855	CONC PAVER	0	100	0	0	270.00	SF	10.00	10.00	100	2014	2014	3	94	2,538	
3	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2014	2014	3	100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 23,987

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	RES	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	300,000							

REVIEW DATE 11/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS