BLOCK 199 LOT 5
R622331 & R622332
IN OR 773/1483

HARRIS BRENDA H/HARRIS RICHARD K
739 OLIVE ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0199-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

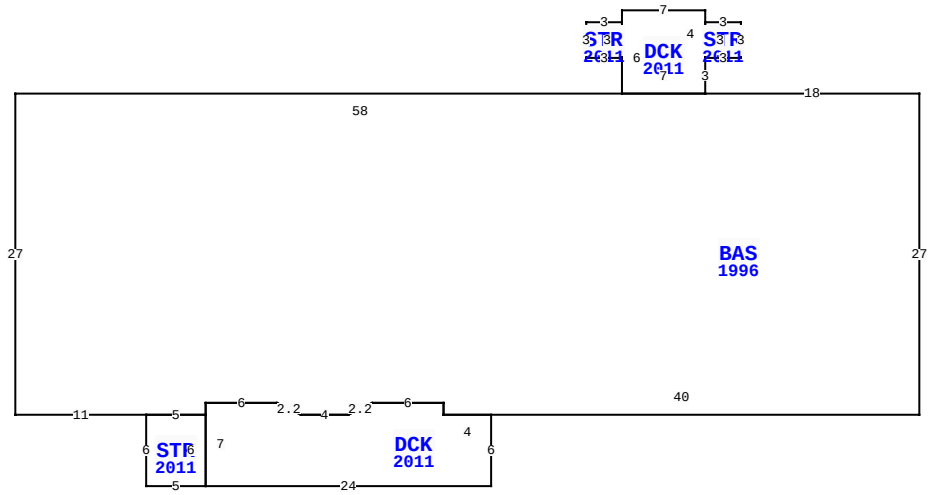
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,038	100	1996	2,038	60,908
DCK	49	15	2011	7	209
DCK	158	15	2011	24	717
STR	9	10	2011	1	30
STR	9	10	2011	1	30
STR	30	10	2011	3	90
TOTALS	2,293			2,074	61,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,074	117.2000	99.62	206,612	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 1996 Heated Area: 2038 HX Base Yr 1996



739 OLIVE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		61,984
TOTAL MARKET OB/XF VALUE		11,697
TOTAL LAND VALUE - MARKET		104,000
TOTAL MARKET VALUE		177,681
SOH/AGL Deduction		82,806
ASSESSED VALUE		94,875
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		44,153
TOTAL JUST VALUE		177,681
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015077	H/AC	0	05/01/2001
A96037	MH MOVE-ON	0	09/01/1996
BP 3094	N/A	3,000	11/19/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0773/1483	10/11/1996	WD	U	I	07	100
GRANTOR: HESTERS WILLIE MERLE						
GRANTEE: HARRIS BRENDA H & R						
0726/1213	3/30/1995	QC	Q	I	01	20,400
GRANTOR: HESTERS WILLIE MERLE						
GRANTEE: HARRIS BRENDA H & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W18 DCK=[YR=2011] N3 STR=[YR=2011] E3N3W3S3$ N4W7S1 STR=[YR=2011] W3S3E3N3$ S6E7$ W58 S27 E11 STR=[YR=2011] S6E5 DCK=[YR=2011] E24N6W4N1W6 L2 D1 W4 L2 U1 W6S7 $ N6W5$ E5N1E6 R2 D1 E4 R2 U1 E6S1E40N27$.

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	1243	WD DECK F	0	100	22	22	484.00	SF	7.20	7.20	100	1998	1998	3	20	697	
2	0810	CONCRETE A	0	100	8	16	128.00	SF	6.50	6.50	100	1990	1990	3	57	474	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	77	1,540	
4	0940	SHEDS/PORT	0	100	7	10	70.00	SF	30.00	30.00	100	1998	1998	3	20	420	
5	0810	CONCRETE A	0	100	25	14	350.00	SF	5.85	5.85	100	1998	1998	3	73	1,495	
6	0810	CONCRETE A	0	100	0	0	1,400.00	SF	5.85	5.85	100	1998	1998	3	73	5,979	
7	0351	CARPORT MT	0	100	20	24	480.00	SF	6.30	6.30	100	2000	2000	3	20	605	
8	0810	CONCRETE A	0	100	38	3	114.00	SF	5.85	5.85	100	1998	1998	3	73	487	

LAND DESCRIPTION

TOTAL OB/XF 11,697

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	RSF-2	100.00	100.00	100.00	FF		1.00	1.00	0.80	1,300.00	1,040.00	104,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 104,000 Market: 0 Agricultural: 0 Common: 104,000 PRINTED 07/30/2025 BY SYS