BLOCK 230 SUB C OF 5
DECLAR OF CVNTS,REST,& ESMTS
PT OR 1403/45-112

HARMON JAMES J L/E/LAWRENCE BEVERLEE A L/E
1205 DATE ST
FERNANDINA BEACH, FL 32034

**2025**

00-00-31-1800-0230-05C0

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

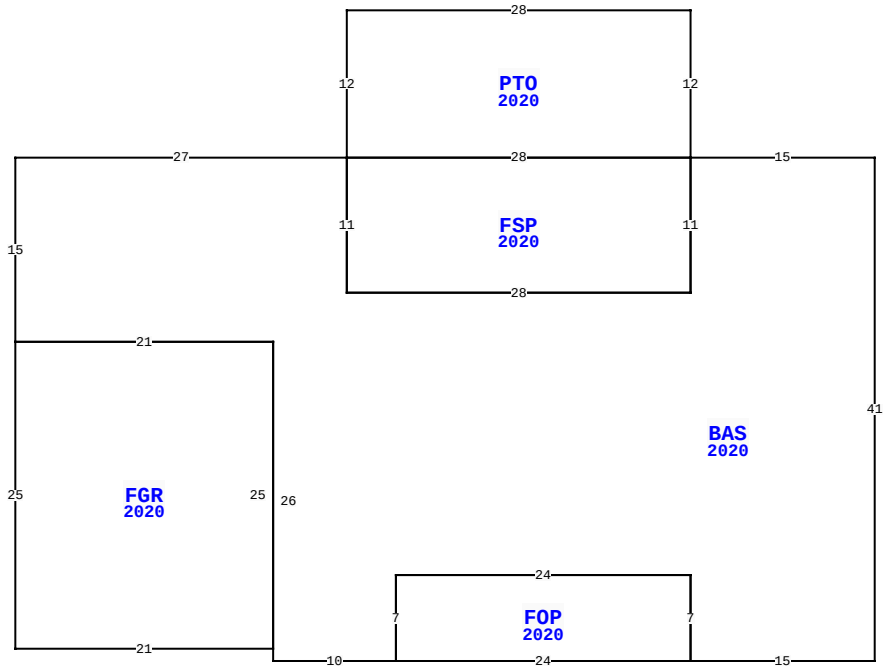
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1009.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,848 | 100 | 2020 | 1,848 | 268,200 |
| FGR | 525 | 55 | 2020 | 289 | 41,942 |
| FOP | 168 | 30 | 2020 | 50 | 7,256 |
| FSP | 308 | 40 | 2020 | 123 | 17,851 |
| PTO | 336 | 5 | 2020 | 17 | 2,467 |
| TOTALS | 3,185 | | | 2,327 | 337,717 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,327 | 111.6220 | 147.34 | 342,860 | 2020 | 2020 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SNGL FAM – 100% - 2021 Heated Area: 1848 HX Base Yr 2021




1205 DATE ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 337,717 |
| TOTAL MARKET OB/XF VALUE | | 8,575 |
| TOTAL LAND VALUE - MARKET | | 232,200 |
| TOTAL MARKET VALUE | | 578,492 |
| SOH/AGL Deduction | | 331,047 |
| ASSESSED VALUE | | 247,445 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 196,723 |
| TOTAL JUST VALUE | | 578,492 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 519,302 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20200103 | NEW CONSTR | 260,007 | 04/06/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2689/1198 | 1/18/2024 | LE | U | I | 11 | 100 |
| GRANTOR: HARMON JAMES J | | | | | | |
| GRANTEE: HARMON JAMES EUGENE | | | | | | |
| 2278/1676 | 5/30/2019 | WD | Q | V | 02 | 87,500 |
| GRANTOR: CMR ISLAND PROPERTIES | | | | | | |
| GRANTEE: HARMON JAMES J & BE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W15 PTO=[YR=2020] N12 W28 S12 FSP=[YR=2020] S11 E28 N11 W28 $ E28 $ S11 W28 N11 W27 S15 FGR=[YR=2020] S25 E21 N25 W21 $ E21 S26 E10 FOP=[YR=2020] E24 N7 W24 S7 $ N7 E24 S7 E15 N41 $.

## 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 | 875.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 98 | 8,575 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,575

| 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 | | R-2 | 86.00 | 100.00 | 86.00 | FF | | 1.00 | 1.00 | 1.00 | 2,700.00 | 2,700.00 | 232,200 | | | | | | | |

REVIEW DATE 09/28/2020 BY RK Total Acres: 0.00 Total Land Value: 232,200 Market: 0 Agricultural: 0 Common: 232,200 PRINTED 07/30/2025 BY SYS