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

2025

00-00-31-1800-0254-0103

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

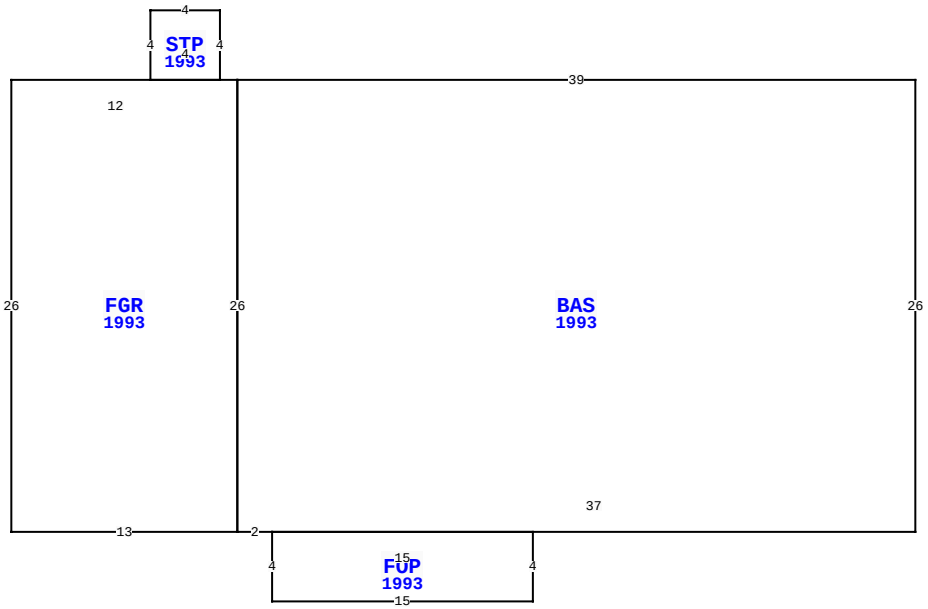
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100	1993	1,014	123,301
FGR	338	55	1993	186	22,617
FOP	60	30	1993	18	2,189
STP	16	10	1993	2	243
TOTALS	1,428			1,220	148,350

MARKET ADJUSTMENTS

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	144.33	176,083	1973	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 2017 Heated Area: 1014 HX Base Yr 2017



1423 LEON ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		163,081
TOTAL MARKET OB/XF VALUE		4,998
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		348,079
SOH/AGL Deduction		169,422
ASSESSED VALUE		178,657
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,935
TOTAL JUST VALUE		348,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,501

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	SALE PRICE
1897/0954	1/06/2014	WD	Q	I	01	155,000
GRANTOR: HICKS TERRY J & PATRI						
GRANTEE: HARNISH BRYAN M & P						
1538/0918	11/30/2007	QC	Q	I	01	100
GRANTOR: HICKS TERRY J						
GRANTEE: HICKS TERRY J & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 FGR=[YR=1993] W1 STP=[YR=1993] N4W4S4E4$W12 S26 E13 N26$ S26 E2 FOP=[YR=1993] S4 E15N4 W15$ E37 N26$.

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	0810	CONCRETE A	0	100	42	10	420.00	SF	6.50	6.50	100	1974	1974	3	24	655	
2	0810	CONCRETE A	0	100	0	0	696.00	SF	6.50	6.50	100	2017	2017	3	96	4,343	

LAND DESCRIPTION

TOTAL OB/XF 4,998

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-1	100.00	81.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 09/19/2022 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS

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ELY 100 FT OF WLY 130 FT
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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

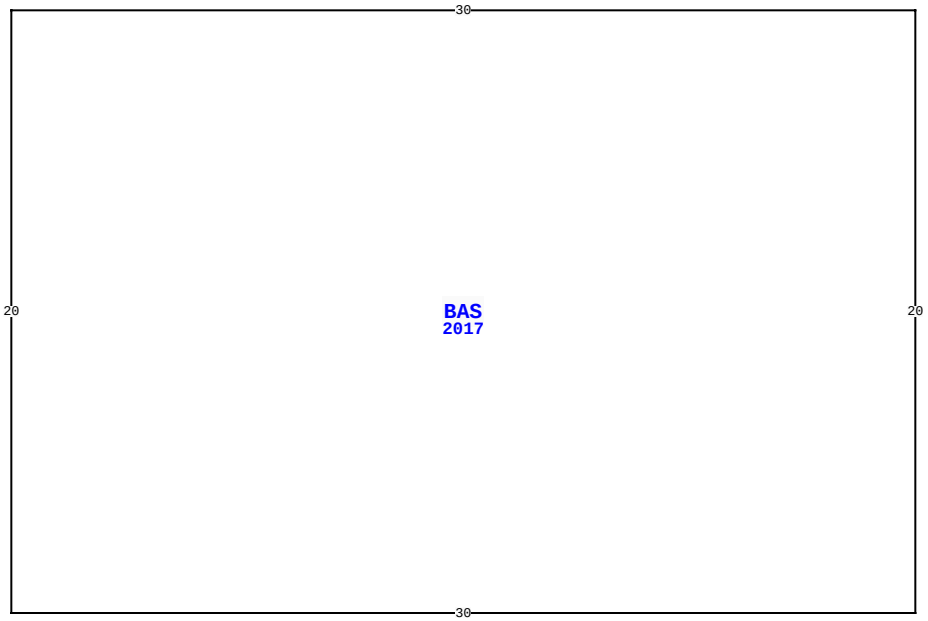
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2017	600	14,731
TOTALS	600			600	14,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	600	71.3460	26.40	15,840	2017	2017	0	0	0	7.00	93.00

2 GARAGE RES – 100% - 2017 Heated Area: 600 HX Base Yr 2017



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GRANTEE: HARNISH BRYAN M & P						
1538/0918	11/30/2007	QC	Q	I	01	100
GRANTOR: HICKS TERRY J						
GRANTEE: HICKS TERRY J & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W30 S20 E30 N20$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/19/2022 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS