



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
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. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

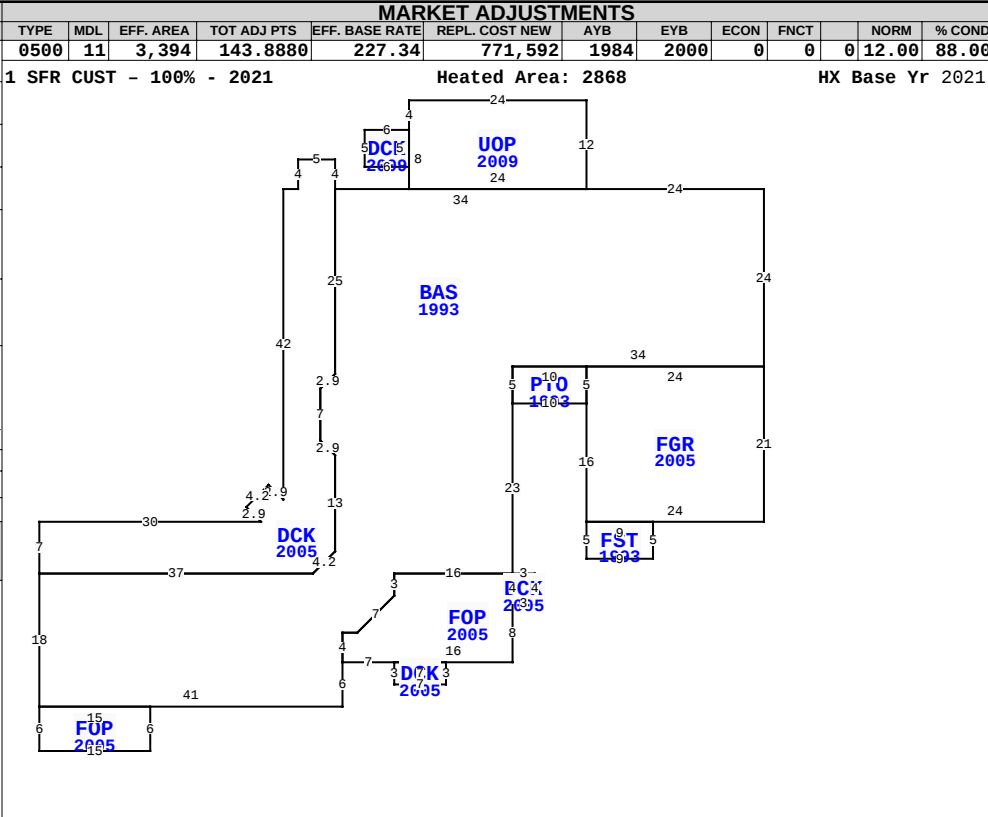
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,868	100	1993	2,868	573,770
DCK	12	10	2005	1	200
DCK	21	10	2005	2	400
DCK	609	10	2005	61	12,204
DCK	30	10	2009	3	600
FGR	504	55	2005	277	55,416
FOP	90	30	2005	27	5,401
FOP	233	30	2005	70	14,004
FST	45	55	1993	25	5,002
PTO	50	5	1993	2	400
TOTALS	4,750			3,394	679,001

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	54	1,080	
2	0441	STK FNC 4'	0 100	0	0	160.00	LF	6.50	6.50	100	2005	2005	3	22	229	
3	0861	POOL GUNIT	0 100	0	0	574.00	SF	85.00	85.00	100	1986	1986	3	20	9,758	
4	0855	CONC PAVER	0 100	0	0	271.00	SF	10.00	10.00	100	2005	2005	3	84	2,276	
5	0855	CONC PAVER	0 100	0	0	1,640.00	SF	10.00	10.00	100	2005	2005	3	84	13,776	
6	0442	STK FNC 5'	0 100	0	0	12.00	LF	8.10	8.10	100	1986	1986	3	20	19	
7	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	1,760	
8	0855	CONC PAVER	0 100	0	0	1,206.00	SF	7.00	7.00	100	2009	2009	3	89	7,513	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



1 HARRISON CREEK RD, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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NASSAU COUNTY PROPERTY			PAGE 1 of 1	5
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE			679,001	
TOTAL MARKET OB/XF VALUE			36,411	
TOTAL LAND VALUE - MARKET			500,000	
TOTAL MARKET VALUE			1,215,412	
SOH/AGL Deduction			403,854	
ASSESSED VALUE			811,558	
TOTAL EXEMPTION VALUE	HX HB		50,722	
BASE TAXABLE VALUE			760,836	
TOTAL JUST VALUE			1,215,412	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			1,185,246	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22433	ADDITION	6,500	04/01/2009
M11122	MECH OTHER	0	02/01/2006
R045738	REPAIR/RRF	10,000	01/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2397/0750	9/30/2020	WD	Q	I	01	929,000
GRANTOR: O'KEEFE JOHN W						
GRANTEE: CORTES DENNIS & KRI						
1515/0667	7/27/2007	WD	Q	I		780,000
GRANTOR: CLOWER & PHILLIPS LLC						
GRANTEE: O'KEEFE JOHN W						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W24 UOP=[YR=2009] N12 W24 S4 DCK=[YR=2009] W6 S5 E6 N5\$ S8 E24\$ W34 DCK=[YR=2005] N4 W5 S4 W2 S42 U2 L2 D3 L3 D2 R2 W30 S7 E37 U3 R3 N13 L2 U2 N7 R2 U2 N25\$ S25 L2 D2 S7 D2 R2 S13 L3 D3 W37 S18 FOP=[YR=2005] S6 E15 N6 W15\$ E41 N6 FOP=[YR=2005] E7 DCK=[YR=2005] S3 E7 N3 W7\$ E16 N8 DCK=[YR=2005] E3 N4 W3 S4\$ N4 W16 S3 D5 L5 W2 S4\$ N4 E2 R5 U5 N3 E16 N23 PTO=[YR=1993] E10 FGR=[YR=2005] S16 FST=[YR=1993] S5E9N5W9\$ E24 N21 W24 S5\$ N5 W10 S5\$ N5 E34 N24\$.		