

BLOCK 7 LOT 8 (EX S-1) &
PT OF OUTLOT 36
IN OR 2333/1187

GRAY JASON A & COLETTE V
1616 FRANKLIN ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1380-0007-0080



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 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

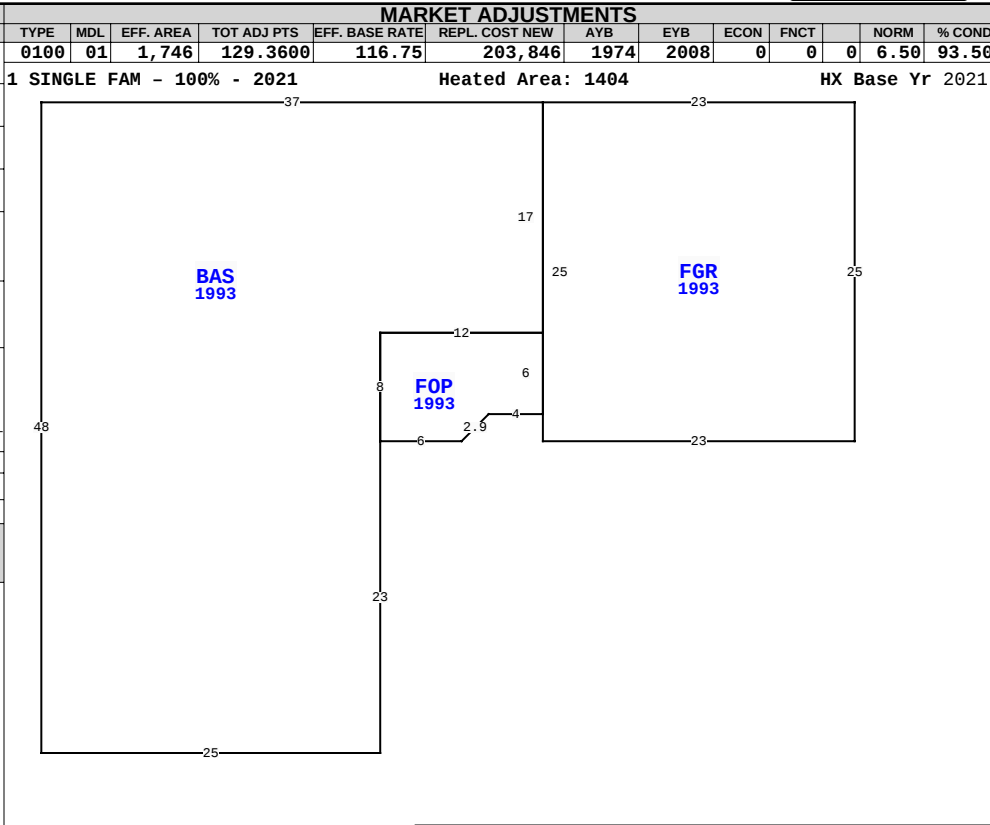
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	153,262
FGR	575	55	316	34,495
FOP	86	30	26	2,839

TOTALS	2,065	1,746	190,596
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	1,170.00	SF	6.50	6.50	1,977
2	0810	CONCRETE A	0	100	8	5	40.00	SF	6.50	6.50	234
3	1242	WD DECK A	0	100	28	8	224.00	SF	10.00	10.00	896

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	R-1	133.00	112.00	1.00	LT	

REVIEW DATE 10/12/2018 BY DJX



1616 FRANKLIN ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1974	1974	3	26	1,977	
100	2008	2008	3	90	234	
100	2008	2008	3	40	896	

TOTAL OB/XF											
3,107											

Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		190,596	
TOTAL MARKET OB/XF VALUE		3,107	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		418,703	
SOH/AGL Deduction		158,085	
ASSESSED VALUE		260,618	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		210,618	
TOTAL JUST VALUE		418,703	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		368,451	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120965	H/AC	3,000	05/29/2012
20120386	WATER SOFTNER INS	175	03/08/2012
20071486	WINDWS, ROOF, SIDIN	8,500	08/10/2007
20071373	DRIVEWAY WIDENING	1,000	07/24/2007
6559	REPAIR/RRF	4,500	05/22/1991
4413	REPAIR/RRF	500	07/29/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2333/1187	1/21/2020	WD	Q	I	01	295,000	
GRANTOR: JACKSON CATHERINE W							
GRANTEE: GRAY JASON A & COLL							
2280/1189	6/06/2019	WD	Q	I	01	295,000	
GRANTOR: HULMES LEITA J & WILL							
GRANTEE: JACKSON CATHERINE W							

BUILDING NOTES							

BUILDING DIMENSIONS							
FGR=[YR=1993] W23 BAS=[YR=1993] W37 S48 E25 N23 FOP=[YR=1993] E6 R2 U2 E4N6 W12S8\$ N8E12N17\$ S25E23N25\$.							