LOT 3
IN OR 2536/656
HIGHLAND HEIGHTS # 2 PB 5/80

ANDERSON JOHN CLARK & LAYLA S
1505 FRANKLIN STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1381-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

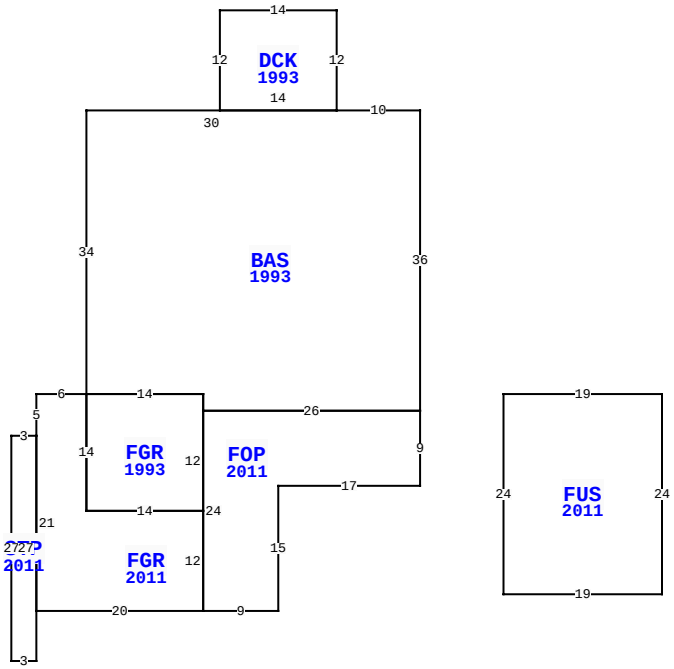
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,412	100	1,412	196,781
DCK	168	10	17	2,369
FGR	196	55	108	15,051
FGR	324	55	178	24,807
FOP	369	30	111	15,469
FUS	456	100	456	63,550
STP	81	10	8	1,114
TOTALS	3,006		2,290	319,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,290	103.1058	146.93	336,470	1986	2011	0	0	0	5.15	94.85

1 SFR CUST – 100% - 2023 Heated Area: 1868 HX Base Yr 2023



1505 FRANKLIN ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		319,142
TOTAL MARKET OB/XF VALUE		26,440
TOTAL LAND VALUE - MARKET		157,500
TOTAL MARKET VALUE		503,082
SOH/AGL Deduction		0
ASSESSED VALUE		503,082
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		453,082
TOTAL JUST VALUE		503,082
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		580,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111964	XFOB	1,000	10/31/2011
20101787	H/AC	4,000	10/18/2010
20101791	H/AC	4,000	10/18/2010
20101386	NEW CONSTR	2,500	08/19/2010
20101366	NEW CONSTR	6,000	08/17/2010
20101163	ADDITION	95,000	07/16/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2536/0656	1/28/2022	WD	Q	I	01	699,900
GRANTOR: CARRINO ROBERT A						
GRANTEE: ANDERSON JOHN CLARK						
2506/0095	10/08/2021	WD	Q	I	01	450,000
GRANTOR: DOZIER RENIA C ET AL						
GRANTEE: CARRINO ROBERT A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 DCK=[YR=1993] N12 W14 S12 E14 $ W30 S34 FGR=[YR=2011] W6S5 STP=[YR=2011] W3S27E3N27$ S21E20 FOP=[YR=2011] E9N15E17N9W26 FGR=[YR=1993] N2W14S14E14N12$ S24$ N12W14N14 $ E14S2E26N36$ PTR=E10S34 FUS=[YR=2011] S24E19N24W19$ N34W10$.

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
2	0858	SCULP CONC	0	100	0	0	1,905.00	SF	13.00	13.00	100	2011	2011	3	98	24,270	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 26,440

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	SFR	100	0006	R-1	65.00	125.00	1.00	LT		1.00	1.00	0.70	225,000.00	157,500.00	157,500							

REVIEW DATE 09/20/2022 BY TWA Total Acres: 0.00 Total Land Value: 157,500 Market: 0 Agricultural: 0 Common: 157,500 PRINTED 08/02/2023 BY SYS