



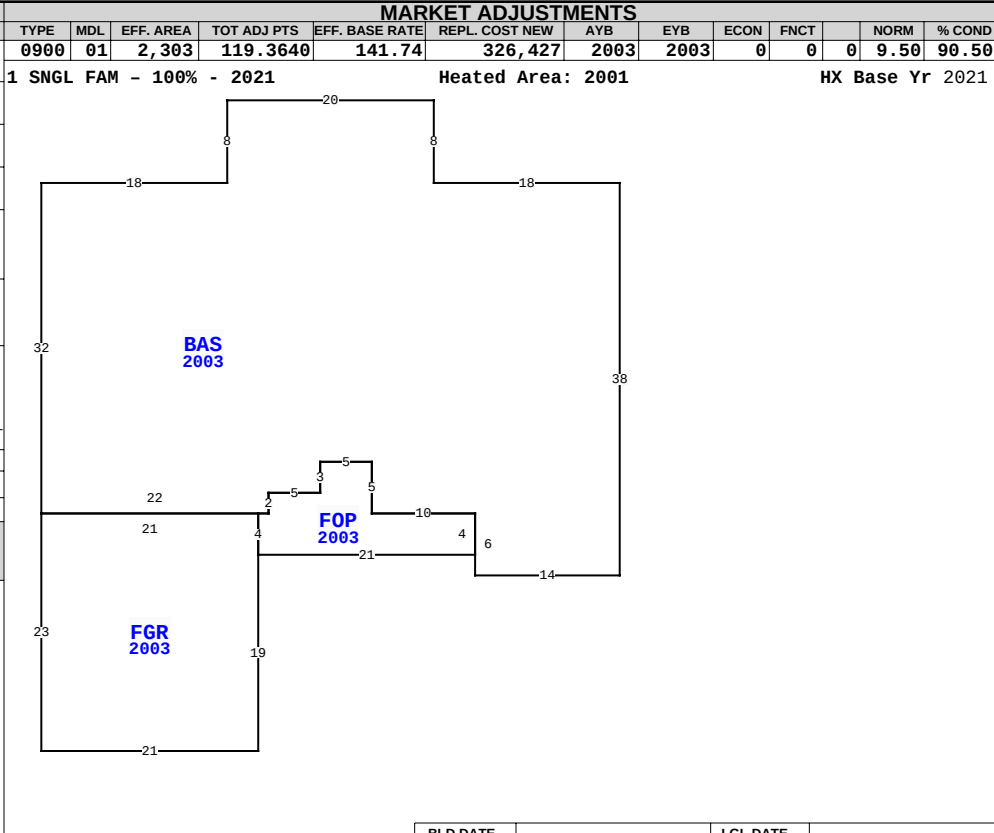
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,001	100	2,001	256,678
FGR	483	55	266	34,121
FOP	119	30	36	4,618
TOTALS	2,603		2,303	295,416

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	0	0	1,070.00	SF	6.50	6.50
3	0920	CWALL-WD/M	0 100	0	0	97.00	LF	468.00	468.00
4	1242	WD DECK A	0 100	8	19	152.00	SF	11.00	11.00
5	1242	WD DECK A	0 100	10	17	170.00	SF	11.00	11.00
6	0855	CONC PAVER	0 100	24	2	48.00	SF	7.00	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00



TOTAL OB/XF									
20,015									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00

1518 FRANKLIN ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					295,416				
TOTAL MARKET OB/XF VALUE					20,015				
TOTAL LAND VALUE - MARKET					225,000				
TOTAL MARKET VALUE					540,431				
SOH/AGL Deduction					207,163				
ASSESSED VALUE					333,268				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					283,268				
TOTAL JUST VALUE					540,431				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					407,640				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052010	ELEC OTHER	1,000	06/15/2005
20040312	XFOB	1,000	02/24/2004
20040320	XFOB	2,000	02/24/2004
20034177	XFOB	2,000	11/20/2003
20034085	XFOB	1,000	11/03/2003
20021781	NEW CONSTR	125,000	10/15/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2357/1140	4/28/2020	WD	Q	I	02	390,000	
GRANTOR:TRUJILLO JON M & TAMM							
GRANTEE:IRWIN ARTHUR SAMUEL							
2320/1829	11/22/2019	QC	U	I	11	100	
GRANTOR:WEISS STEFAN A							
GRANTEE:TRUJILLO JON M & TA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W18 N8 W20 S8 W18 S32 FGR=[YR=2003] S23 E21 N19 FOP=[YR=2003] E21 N4 W10 N5 W5 S3 W5 S2 W1 S4 \$ N4 W21 \$ E22 N2 E5 N3 E5 S5 E10 S6 E14 N38 \$.									