

GARRIGUES PAUL R & DANNA I
1514 FRANKLIN ST
FERNANDINA BEACH, FL 32034

00-00-31-1383-0022-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																							
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																										
Exterior Wall		23	REINF CONC 100		0100	01	4,374	113.8368	102.74	449,385	2002	2002	0	0	0	10.00	90.00	VALUATION BY																																																									
Roof Structur		08	IRREGULAR 100		1 SINGLE FAM - 100% - 2011													Heated Area: 4058													HX Base Yr 2011													STANDARD																															
Roof Cover		03	COMP SHNGL 100																												Tax Group: 2													Tax Dist:																															
Interior Wall		05	DRYWALL 100																												BUILDING MARKET VALUE													404,446																															
Interior Floo		14	CARPET 60																												TOTAL MARKET OB/XF VALUE													11,721																															
Interior Floo		15	HARDTILE 40																												TOTAL LAND VALUE - MARKET													225,000																															
Air Condition		03	CENTRAL 100																												TOTAL MARKET VALUE													641,167																															
Heating Type		04	AIR DUCTED 100																												SOH/AGL Deduction													310,813																															
Bedrooms			6 100																												ASSESSED VALUE													330,354																															
Bathrooms			5 100																												TOTAL EXEMPTION VALUE													50,000																															
Frame		04	REIN CONC 100																												BASE TAXABLE VALUE													280,354																															
Stories		1.5	1.5 100																												TOTAL JUST VALUE													641,167																															
Units			0 100																												NCON VALUE													0																															
Occupancy		00	NONE 100																												INCOME VALUE																																												
																															PREVIOUS YEAR MKT VALUE													587,669																															
Quality		04	Quality Level 04																												PERMIT NUM													DESCRIPTION										AMT										ISSUED											
DOR CODE		0100	SINGLE FAMILY																												20141366													REMODEL										50,000										06/24/2014											
MAP NUM			MKT AREA																												20120805													3 WINDOWS REPLACE										4,084										05/09/2012											
NEIGHBORHOOD/LOC		1007.00																													20111545													BATHROOM WINDOW R										1,200										09/06/2011											
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												2011074													1 WINDOW REPLACEM										920										06/28/2011									
BAS		2,766	100	2,766	255,761																												20110670													ELEC REMODEL 2 BA										750										05/02/2011									
DCK		376	10	38	3,514																												20110488													REMODEL BATHS										1,200										04/05/2011									
FBM		382	80	306	28,294																																																																						
FBM		502	80	402	37,171																																																																						
FGR		466	55	256	23,671																																																																						
FOP		72	30	22	2,034																																																																						
FUS		584	100	584	54,000																																																																						
TOTALS		5,148		4,374	404,446																																																																						
EXTRA FEATURES		1514 FRANKLIN ST, FERNANDINA BEACH													BLD DATE													LGL DATE																																															
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	XF DATE													LAND DATE																																												
1		0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045		INC DATE													AG DATE																																												
2		1131	REINFR 8	0 100	57	3	171.00	SF	9.45	9.45	100	2002	2002	3	95	1,535																																																											
3		1131	REINFR 8	0 100	0	0	120.00	SF	9.45	9.45	100	2002	2002	3	95	1,077																																																											
4		0810	CONCRETE A	0 100	31	4	124.00	SF	6.50	6.50	100	2002	2002	3	83	669																																																											
5		0810	CONCRETE A	0 100	0	0	1,000.00	SF	6.50	6.50	100	2002	2002	3	83	5,395																																																											