BLOCK 21 LOT 5
IN OR 1947/899
OCEAN CITY SOUTH PORTION

FRANKLIN LYNN G/PRIDGEON JON
P O BOX 17216
FERNANDINA BEACH, FL 32035

2023

00-00-31-1540-0021-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

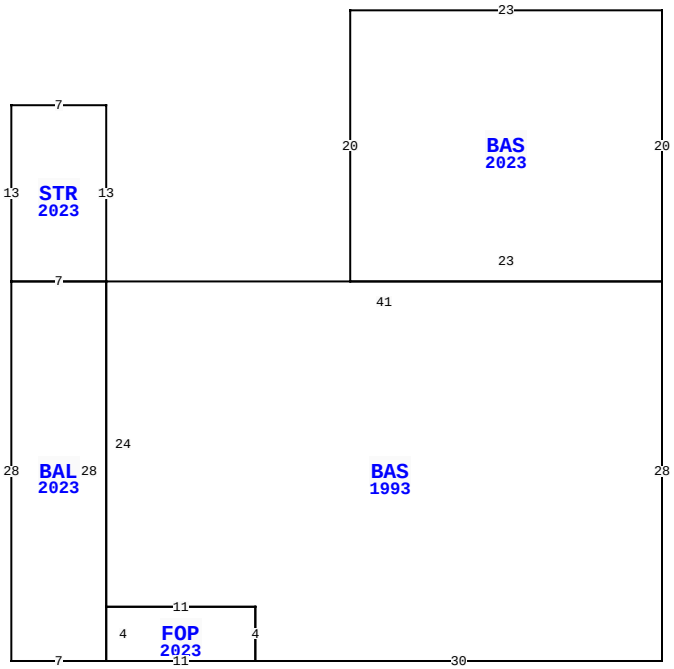
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	196	15	29	3,379
BAS	1,104	100	1,104	128,647
BAS	460	100	460	53,603
FOP	44	30	13	1,515
STR	91	10	9	1,049
TOTALS	1,895		1,615	188,193

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,615	103.8360	123.31	199,146	1965	2010	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2023 Heated Area: 1564 HX Base Yr 2023



1209 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		188,193
TOTAL MARKET OB/XF VALUE		2,374
TOTAL LAND VALUE - MARKET		351,900
TOTAL MARKET VALUE		542,467
SOH/AGL Deduction		198,760
ASSESSED VALUE		343,707
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		293,707
TOTAL JUST VALUE		542,467
NCON VALUE		109,214
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190020	DEMOLITION	0	07/03/2019
20010711	REROOF	1,000	04/18/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1947/0899	10/24/2014	WD	Q	I	01	248,500
GRANTOR: SILVA SHARON ET AL						
GRANTEE: FRANKLIN LYNN G & J						
1941/0623	10/09/2014	FJ	U	I	11	100
GRANTOR: TINSLEY DAVID ESTATE						
GRANTEE: SILVA SHARON ET AL						

BUILDING NOTES

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022	3	100	2,000	
2	0810	CONCRETE A	0	100	0	0	288.00	SF	6.50	6.50	100	1965	1965	3	20	374	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W41 S24 E11 S4 E30 N28 $
BAS=[YR=2023;ORIG=-23,-20] E23 S20 W23 N20 $
BAL=[YR=2023;ORIG=-41,28] W7 N28 E7 S28 $
STR=[YR=2023;ORIG=-48,-13] E7 S13 W7 N13 $
FOP=[YR=2023;ORIG=-41,24] E11 S4 W11 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,374

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	75.00	100.00	75.00	FF		1.00	1.00	0.78	6,000.00	4,692.00	351,900							

REVIEW DATE 04/29/2021 BY RK Total Acres: 0.00 Total Land Value: 351,900 Market: 0 Agricultural: 0 Common: 351,900 PRINTED 08/02/2023 BY SYS