

BLOCK 84 LOT 4
2/6 HX INT
CITY OF FDNA BEACH

RILEY FANNIE MAE EST
1012 FRANKLIN ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0084-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	46,804
UOP	72	20	14	758
UOP	78	20	16	867
UST	96	45	43	2,329
UST	192	45	86	4,659

TOTALS	1,302		1,023	55,417
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	0	47	11	517.00	SF	6.50
3	1242	WD DECK A	0	0	8	10	80.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0006	MU-1	100.00	100.00	100.00

REVIEW DATE	10/12/2018	BY	DJX
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,023	102.6000	92.60	94,730	1959	1985	25	0	0	16.50	58.50	
1 SINGLE FAM - 0% - 0 Heated Area: 864 HX Base Yr													
UST 1993 UST 2007 UST 1993 UOP 1993 BAS 1993													

1012 FRANKLIN ST, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG 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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	
2	0810	CONCRETE A	0	0	47	11	517.00	SF	6.50	6.50	100	2000	2000	3	80	2,688	
3	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	2007	2007	3	35	280	

TOTAL OB/XF													
4,998													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	0	0006	MU-1	100.00	100.00	100.00	FF		1.00	1.00

Total Acres: 0.00	Total Land Value: 200,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		55,417	
TOTAL MARKET OB/XF VALUE		4,998	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		260,415	
SOH/AGL Deduction		130,571	
ASSESSED VALUE		129,844	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		129,844	
TOTAL JUST VALUE		260,415	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		193,203	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040766	REMODEL	1,000	04/20/2004
5115	REPAIR/RRF	5,500	11/22/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0065/0462	1/01/1966	TA U	I			7,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[YR=1993] W36 UST=[YR=1993] W12 S8 UST=[YR=2007] S16 UOP=[YR=1993] S6 E12 UOP=[YR=1993] E13 N6 W13 S6\$ N6 W12\$ E12 N16 W12\$ E12 N8\$ S24 E36 N24\$.							

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common: 200,000	PRINTED 08/02/2023 BY SYS
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