

GRAY JASON A & COLETTE V
1616 FRANKLIN ST
FERNANDINA BEACH, FL 32034

00-00-31-1380-0007-0080

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10012HARDWOOD 8015HARDTILE 2003CENTRAL 10004AIR DUCTED 1003 1003.5 10002WOOD FRAME 1001.1 1000 10002DIST FB 10000NONE 10005Quality Level 050100SINGLE FAMILYMAP NUMMKT AREA01NEIGHBORHOOD/LOC1007.00

CONSTRUCTION

QUALITY

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

TOTALS

EXTRA FEATURES

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND010011,746129.3600122.89214,56619742008007.0093.00

1 SINGLE FAM - 100% - 2021Heated Area: 1404HX Base Yr 2021

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

ADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

10810CONCRETE A0100001,170.00SF6.506.50100197419743251,90120810CONCRETE A01008540.00SF6.506.501002008200838923131242WD DECK A0100288224.00SF10.0010.0010020082008335784

LAND DESCRIPTIONTOTAL OB/XF2,916

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000006R-1133.00112.001.00LT1.001.001.00225,000.00225,000.00225,000

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 2Tax Dist:

BUILDING MARKET VALUE199,546TOTAL MARKET OB/XF VALUE2,916TOTAL LAND VALUE - MARKET225,000TOTAL MARKET VALUE427,462SOH/AGL Deduction159,025ASSESSED VALUE268,437TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE218,437TOTAL JUST VALUE427,462NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE418,703

PERMIT NUMDESCRIPTIONAMTISSUED20120965H/AC3,00005/29/201220120386WATER SOFTNER INS17503/08/201220071486WINDWS, ROOF, SIDIN8,50008/10/200720071373DRIVEWAY WIDENING1,00007/24/20076559REPAIR/RRF4,50005/22/19914413REPAIR/RRF50007/29/1987

SALES DATAOFF RECORD NumberDATETYPE INSTQU / V / I / RSN CD SALE PRICE2333/11871/21/2020WD Q Q I I 01295,000GRANTOR: JACKSON CATHERINE WGRANTEE: GRAY JASON A & COLL2280/11896/06/2019WD Q Q I I 01295,000GRANTOR: HULMES LEITA J & WILLGRANTEE: JACKSON CATHERINE W

BUILDING NOTESTOTAL OB/XF2,916BUILDING DIMENSIONSFGF=[YR=1993] W23 BAS=[YR=1993] W37 S48 E25 N23 FOP=[YR=1993] E6 R2 U2 E4N6 W12S8\$ N8E12N17\$ S25E23N25\$.

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 225,000Market: 0Agricultural: 0Common: 225,000PRINTED 08/06/2024 BY SYS