

ANDERSON JOHN CLARK & LAYLA S
1505 FRANKLIN STREET
FERNANDINA BEACH, FL 32034

00-00-31-1381-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT		CD	31		HARDIE BRD 70		0500		01	2,290	103.1058		154.66		354,171		1986		2011		0		0		5.65		94.35		VALUATION BY		STANDARD		
Exterior Wall		12	CEDAR 30		1 SFR CUST - 100% - 2023		Heated Area: 1868		HX Base Yr 2023																		Tax Group: 2		Tax Dist:				
Roof Structure		03	GABLE/HIP 100																								BUILDING MARKET VALUE		334,160				
Roof Cover		03	COMP SHNGL 100																								TOTAL MARKET OB/XF VALUE		26,370				
Interior Wall		05	DRYWALL 100																								TOTAL LAND VALUE - MARKET		180,000				
Interior Floo		12	HARDWOOD 100																								TOTAL MARKET VALUE		540,530				
Air Condition		03	CENTRAL 100																								SOH/AGL Deduction		22,356				
Heating Type		04	AIR DUCTED 100																								ASSESSED VALUE		518,174				
Bedrooms			3 100																								TOTAL EXEMPTION VALUE		HX HB 50,000				
Bathrooms			3 100																								BASE TAXABLE VALUE		468,174				
Frame		02	WOOD FRAME 100																								TOTAL JUST VALUE		540,530				
Stories		1.5	1.5 100																								NCON VALUE		0				
Units			0 100																								INCOME VALUE						
BUD8 Adjustme		02	DIST FB 100																								PREVIOUS YEAR MKT VALUE		503,082				
Occupancy		00	NONE 100																														
Quality		01	Quality Level 01																														
DOR CODE		0100	SINGLE FAMILY																														
MAP NUM			MKT AREA																														
NEIGHBORHOOD/LOC		1007.00																															
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS		1,412	100	1,412	206,042																												
DCK		168	10	17	2,480																												
FGR		196	55	108	15,759																												
FGR		324	55	178	25,974																												
FOP		369	30	111	16,197																												
FUS		456	100	456	66,540																												
STP		81	10	8	1,167																												
TOTALS		3,006		2,290	334,160																												
EXTRA FEATURES		1505 FRANKLIN ST, FERNANDINA BEACH																															
BLD DATE																																	
XF DATE																																	
INC DATE																																	
LGL DATE																																	
LAND DATE																																	
AG DATE																																	
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 0858		SCULP CONC	0 100	0	0	1,905.00	SF	13.00	13.00	100	2011	2011	3	98	24,270																		
2 0500		FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100																		