



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 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
Occupancy	00	NONE 100

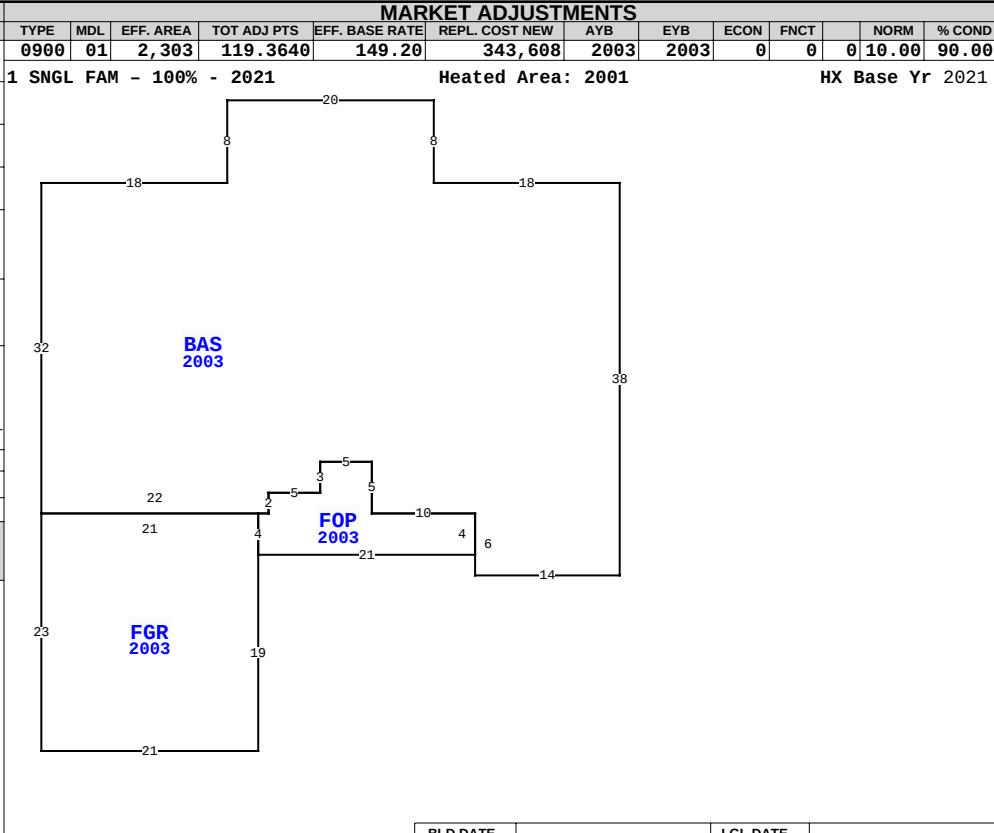
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,001	100	2,001	268,694
FGR	483	55	266	35,718
FOP	119	30	36	4,834

TOTALS	2,603		2,303	309,247
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003
2	0810	CONCRETE A	0 100	0	0	1,070.00	SF	6.50	6.50	100	2003
3	0920	CWALL-WD/M	0 100	0	0	97.00	LF	468.00	468.00	100	2003
4	1242	WD DECK A	0 100	8	19	152.00	SF	11.00	11.00	100	2003
5	1242	WD DECK A	0 100	10	17	170.00	SF	11.00	11.00	100	2004
6	0855	CONC PAVER	0 100	24	2	48.00	SF	7.00	7.00	100	2004

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00	LT	



1518 FRANKLIN ST, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	2003	2003	3	87	3,045	
6.50	100	2003	2003	3	83	5,773	
468.00	100	2003	2003	3	21	9,533	
11.00	100	2003	2003	3	21	351	
11.00	100	2004	2004	3	22	411	
7.00	100	2004	2004	3	84	282	

TOTAL OB/XF											
19,395											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										309,247	
TOTAL MARKET OB/XF VALUE										19,395	
TOTAL LAND VALUE - MARKET										225,000	
TOTAL MARKET VALUE										553,642	
SOH/AGL Deduction										210,376	
ASSESSED VALUE										343,266	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										293,266	
TOTAL JUST VALUE										553,642	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										540,431	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2023-0730	INSTALL SPA		02/05/2024
20052010	ELEC OTHER	1,000	06/15/2005
20040312	XFOB	1,000	02/24/2004
20040320	XFOB	2,000	02/24/2004
20034177	XFOB	2,000	11/20/2003
20034085	XFOB	1,000	11/03/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2357/1140	4/28/2020	WD	Q	I	02	390,000	
GRANTOR: TRUJILLO JON M & TAMM							
GRANTEE: IRWIN ARTHUR SAMUEL							
2320/1829	11/22/2019	QC	U	I	11	100	
GRANTOR: WEISS STEFAN A							
GRANTEE: TRUJILLO JON M & TA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W18 N8 W20 S8 W18 S32 FGR=[YR=2003] S23 E21 N19 FOP=[YR=2003] E21 N4 W10 N5 W5 S3 W5 S2 W1 S4 \$ N4 W21 \$ E22 N2 E5 N3 E5 S5 E10 S6 E14 N38 \$.											