



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
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

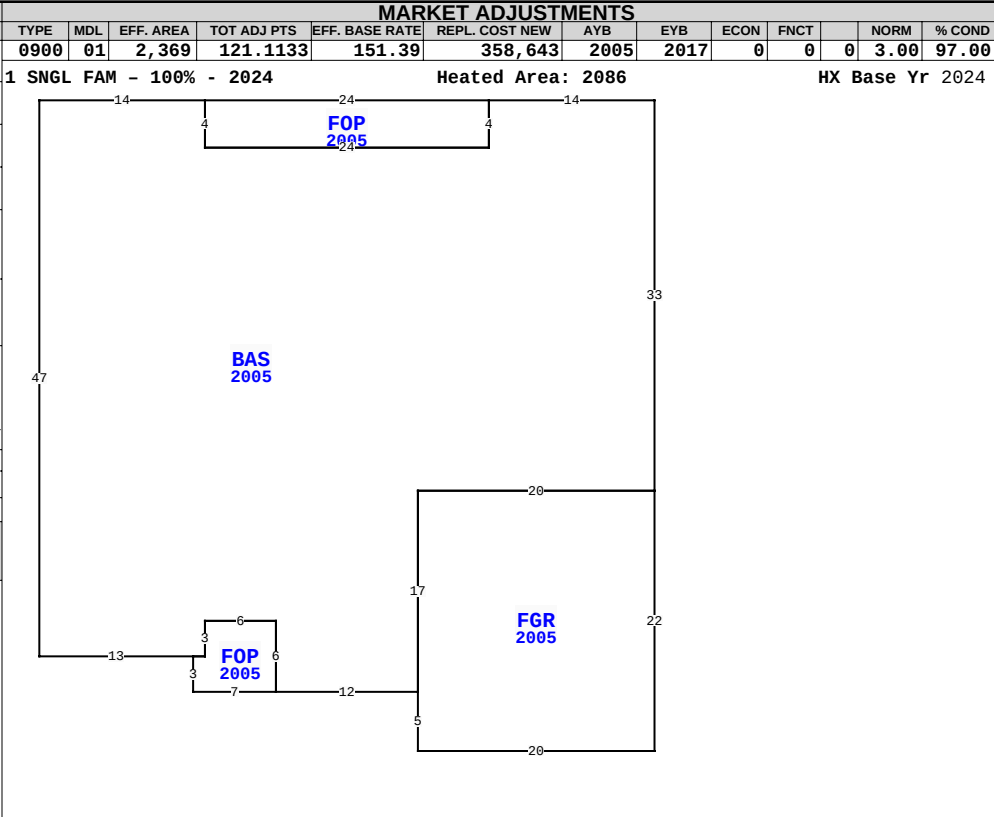
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,086	100	2,086	306,326
FGR	440	55	242	35,537
FOP	39	30	12	1,762
FOP	96	30	29	4,258

TOTALS	2,661		2,369	347,884
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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	100	0	0	1.00	UT	3,500.00
2	0920	CWALL-WD/M	0	100	0	0	39.00	LF	468.00
3	0819	CONC 12"	0	100	5	7	35.00	SF	9.50
4	0810	CONCRETE A	0	100	43	17	731.00	SF	6.50
5	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50
6	1244	WD DECK EX	0	100	15	4	60.00	SF	18.50
7	1244	WD DECK EX	0	100	12	25	300.00	SF	18.50



1516 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0920	CWALL-WD/M	0	100	0	0	39.00	LF	468.00	468.00	100	2005	2005	3	24	4,380	
3	0819	CONC 12"	0	100	5	7	35.00	SF	9.50	9.50	100	2005	2005	3	86	286	
4	0810	CONCRETE A	0	100	43	17	731.00	SF	6.50	6.50	100	2005	2005	3	86	4,086	
5	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2005	2005	3	86	352	
6	1244	WD DECK EX	0	100	15	4	60.00	SF	18.50	18.50	100	2005	2005	3	40	444	
7	1244	WD DECK EX	0	100	12	25	300.00	SF	18.50	18.50	100	2007	2007	3	48	2,664	

LAND DESCRIPTION										TOTAL OB/XF								15,327	
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000		
REVIEW DATE: 10/02/2024 BY: CC Title: 0.00 Fee: 1114.000 225,000 Market: 0 Adjustment: 0																			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		347,884	
TOTAL MARKET OB/XF VALUE		15,327	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		588,211	
SOH/AGL Deduction		189,560	
ASSESSED VALUE		398,651	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		348,651	
TOTAL JUST VALUE		588,211	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		538,132	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200011	DECKREPL	0	01/08/2020
20062806	XFOB	89	12/26/2006
20060662	XFOB	200	04/01/2006
20052428	H/AC	5,900	08/11/2005
20051967	NEW CONSTR	2,000	06/09/2005
20051863	NEW CONSTR	10,000	05/27/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2659/1285	8/08/2023	WD	Q	I	01	770,000	
GRANTOR: ORTLIEB CHRISTOPHER J							
GRANTEE: OSTAFFE GREGORY & J							
2421/1187	12/28/2020	WD	Q	I	01	500,000	
GRANTOR: TRUJILLO JON M & TAMM							
GRANTEE: ORTLIEB CHRISTOPHER							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W14 FOP 2005=W24 S4 E24 N4SS4 W24 N4 W14 S47 E13 FOP=[YR=2005] S3 E7 N6 W6 S3 W1E1 N3 E6 S6 E12 FGR=[YR=2005] S5 E20 N22 W20 S17\$N17 E20 N33\$.									