

BLOCK 21 LOT 5  
IN OR 1947/899  
OCEAN CITY SOUTH PORTION

FRANKLIN LYNN G/PRIDGEON JON  
P O BOX 17216  
FERNANDINA BEACH, FL 32035

2024

00-00-31-1540-0021-0050



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 50     |
| Interior Floo            | 13 | LVT/LAMMT 70   |
| Interior Floo            | 11 | CLAY TILE 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          |
| BUD8 Adjustme            | 02 | DIST FB 100    |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 01      |
| NEIGHBORHOOD/LOC | 1057.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAL       | 196              | 15          | 29           | 3,538                |
| BAS       | 1,104            | 100         | 1,104        | 134,701              |
| BAS       | 460              | 100         | 460          | 56,126               |
| FOP       | 44               | 30          | 13           | 1,586                |
| STR       | 91               | 10          | 9            | 1,098                |
| TOTALS    | 1,895            |             | 1,615        | 197,049              |

| EXTRA FEATURES |            |             |         |   |   |        |    |          |                |
|----------------|------------|-------------|---------|---|---|--------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0504       | FP-ELECTRI  | 0 100   | 0 | 0 | 1.00   | UT | 2,000.00 | 2,000.00       |
| 2              | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 288.00 | SF | 6.50     | 6.50           |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |        |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | R-1      | 75.00 | 100.00 | 75.00       |

| MARKET ADJUSTMENTS       |     |           |             |                |                |      |      |      |      |      |        |  |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |  |
| 0900                     | 01  | 1,615     | 103.8360    | 129.80         | 209,627        | 1965 | 2010 | 0    | 0    | 6.00 | 94.00  |  |
| 1 SNGL FAM - 100% - 2023 |     |           |             |                |                |      |      |      |      |      |        |  |
| Heated Area: 1564        |     |           |             |                |                |      |      |      |      |      |        |  |
| HX Base Yr 2023          |     |           |             |                |                |      |      |      |      |      |        |  |
|                          |     |           |             |                |                |      |      |      |      |      |        |  |
| BAS 2023                 |     |           |             |                |                |      |      |      |      |      |        |  |
| STR 2023                 |     |           |             |                |                |      |      |      |      |      |        |  |
| BAS 1993                 |     |           |             |                |                |      |      |      |      |      |        |  |
| BAL 2023                 |     |           |             |                |                |      |      |      |      |      |        |  |
| FOP 2023                 |     |           |             |                |                |      |      |      |      |      |        |  |

|                                       |  |  |  |  |  |  |  |  |  |
|---------------------------------------|--|--|--|--|--|--|--|--|--|
| 1209 S FLETCHER AVE, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |
| BLD DATE                              |  |  |  |  |  |  |  |  |  |
| XF DATE                               |  |  |  |  |  |  |  |  |  |
| INC DATE                              |  |  |  |  |  |  |  |  |  |
| LGL DATE                              |  |  |  |  |  |  |  |  |  |
| LAND DATE                             |  |  |  |  |  |  |  |  |  |
| AG DATE                               |  |  |  |  |  |  |  |  |  |
| 03/20/2024 MLU                        |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |             |  |
|---------------------------|--|-------------|--|
| VALUATION SUMMARY         |  | PAGE 1 of 1 |  |
| VALUATION BY              |  | STANDARD    |  |
| Tax Group: 2              |  | Tax Dist:   |  |
| BUILDING MARKET VALUE     |  | 197,049     |  |
| TOTAL MARKET OB/XF VALUE  |  | 2,374       |  |
| TOTAL LAND VALUE - MARKET |  | 375,360     |  |
| TOTAL MARKET VALUE        |  | 574,783     |  |
| SOH/AGL Deduction         |  | 220,765     |  |
| ASSESSED VALUE            |  | 354,018     |  |
| TOTAL EXEMPTION VALUE     |  | 50,000      |  |
| BASE TAXABLE VALUE        |  | 304,018     |  |
| TOTAL JUST VALUE          |  | 574,783     |  |
| NCON VALUE                |  | 0           |  |
| INCOME VALUE              |  |             |  |
| PREVIOUS YEAR MKT VALUE   |  | 542,467     |  |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 20190020   | DEMOLITION  | 0     | 07/03/2019 |
| 20010711   | REROOF      | 1,000 | 04/18/2001 |

| SALES DATA                    |            |           |     |     |        |
|-------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number             | DATE       | TYPE INST | Q U | V I | RSN CD |
| 1947/0899                     | 10/24/2014 | WD        | Q   | I   | 01     |
| GRANTOR: SILVA SHARON ET AL   |            |           |     |     |        |
| GRANTEE: FRANKLIN LYNN G & J  |            |           |     |     |        |
| 1941/0623                     | 10/09/2014 | FJ        | U   | I   | 11     |
| GRANTOR: TINSLEY DAVID ESTATE |            |           |     |     |        |
| GRANTEE: SILVA SHARON ET AL   |            |           |     |     |        |

| BUILDING NOTES                                   |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------|--|--|--|--|--|--|--|--|--|
|                                                  |  |  |  |  |  |  |  |  |  |
| BUILDING DIMENSIONS                              |  |  |  |  |  |  |  |  |  |
| BAS=[YR=1993;ORIG=0,0] W41 S24 E11 S4 E30 N28 \$ |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2023;ORIG=-23,-20] E23 S20 W23 N20 \$    |  |  |  |  |  |  |  |  |  |
| BAL=[YR=2023;ORIG=-41,28] W7 N28 E7 S28 \$       |  |  |  |  |  |  |  |  |  |
| STR=[YR=2023;ORIG=-48,-13] E7 S13 W7 N13 \$      |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2023;ORIG=-41,24] E11 S4 W11 N4 \$       |  |  |  |  |  |  |  |  |  |

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|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|
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