

PT OUT LOTS 8 9 36 & 37
AKA BLK 6 LOT 11 & N1/2 OF 10
HIGHLAND HEIGHTS # 2 UNR

MEYERS COOPER &/CADE PIPER
1520 FRANKLIN ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1600-0008-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,454	100	1,454	132,127
FGR	520	55	286	25,989
FOP	176	30	53	4,817
TOTALS	2,150		1,793	162,932

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0801	ASPHALT A	0	100	0	0	1,890.00	SF	3.00	3.00	
2	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	
3	0825	BRICK	0	100	3	4	12.00	SF	12.50	12.50	
4	0825	BRICK	0	100	0	0	77.00	SF	12.50	12.50	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
6	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100	0006	R-1	120.00	108.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,793	113.2000	107.54	192,819	1973	1990	0	0	15.50	84.50
1 SINGLE FAM - 100% - 2015 Heated Area: 1454 HX Base Yr 2015											
1520 FRANKLIN ST, FERNANDINA BEACH											

TOTAL OB/XF											
5,379											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		162,932	
TOTAL MARKET OB/XF VALUE		5,379	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		393,311	
SOH/AGL Deduction		214,530	
ASSESSED VALUE		178,781	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		128,781	
TOTAL JUST VALUE		393,311	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		385,776	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222696	ADD 601SF	160,000	01/23/2023
20062314	REPAIR/RRF	1,500	10/11/2006
20033444	XFOB	1,000	07/09/2003
20011996	REMODEL	1,000	09/07/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1885/0347	10/08/2013	SW	Q	I	02
GRANTOR: FEDERAL NATIONAL MORT					
GRANTEE: MEYERS COOPER & PIP					
1685/1746	6/23/2010	WD	U	V	12
GRANTOR: WATSON GARRY E & MARI					
GRANTEE: FEDERAL NATIONAL MO					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W26S28 W7S22E7 FGR=[YR=1993] S20E26N20W26S2E26 N2 FOP=[YR=1993] E8N22W8S22S N48\$.											