

PEARLSTINE LEONARD G & ELISE V
1521 FRANKLIN ST
FERNANDINA BEACH, FL 32034

00-00-31-1600-0009-0010

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05

AVERAGE 80

Exterior Wall

23

REINF CONC 20

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 70

Interior Wall

04

PLYWOOD 30

Interior Floo

14

CARPET 80

Interior Floo

13

LVT/LAMNT 20

Air Condition

04

CENTRAL 100

Heating Type

03

AIR DUCTED 100

Bedrooms

03

3 100

Bathrooms

02

2 100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

0

0 100

BUD8 Adjustme

02

DIST FB 100

Occupancy

00

NONE 100

Quality

05

Quality Level 05

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

1,612

100

1,612

154,253

BAS

90

100

90

8,612

FGR

540

55

297

28,420

FOP

68

30

20

1,914

TOTALS

2,310

2,019

193,199

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,019

116.8552

111.01

224,129

1975

1995

0

0

13.80

86.20

1 SINGLE FAM - 100% - 2021

Heated Area: 1702

HX Base Yr 2021

BAS
2005

BAS
1993

FGR
1993

FOP
1993

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

193,199

TOTAL MARKET OB/XF VALUE

4,155

TOTAL LAND VALUE - MARKET

275,000

TOTAL MARKET VALUE

472,354

SOH/AGL Deduction

285,233

ASSESSED VALUE

187,121

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

137,121

TOTAL JUST VALUE

472,354

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

413,919

PERMIT NUM

DESCRIPTION

AMT

ISSUED

2023-0727

FRNT FOP

4,000

12/06/2023

20111498

GARAGE DOOR

800

08/30/2011

20101101

DUCTWORK REPLACEM

1,000

07/07/2010

20051223

REROOF 25YR SHNGL

6,000

02/10/2005

20042449

PLUMING REMODEL

2,000

01/03/2005

20042427

ELEC REMODEL BATH

1,000

12/27/2004

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2254/0755

2/08/2019

WD Q

I

02

312,500

GRANTOR: NEE PATRICK J III &

GRANTEE: PEARLSTINE LEONARD

1877/1954

9/06/2013

WD Q

I

02

205,000

GRANTOR: COURTNEY MARGARET A

GRANTEE: NEE PATRICK J III &

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W15 BAS=[YR=1993] W36 BAS=[YR=2005] N10 W9 S10 E9 \$ W20 S36 E23 N7 FOP=[YR=1993] E17 N4 W17 S4 \$ N4 E17 S4 E11 N21 E5 N8 \$ S8 W5 S21 E20 N29 \$.

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1 000100

C

SFR

100

0006

R-1

110.00

100.00

1.00

LT

1.00

1.00

1.00

275,000.00

275,000.00

275,000

REVIEW DATE

05/20/2024

BY

DJ

Total Acres: 0.00

Total Land Value: 275,000

Market: 0

Agricultural: 0

Common: 275,000

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