BLOCK 84 LOT 4
2/6 HX INT
CITY OF FDNA BEACH

RILEY FANNIE MAE EST
1012 FRANKLIN ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0084-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

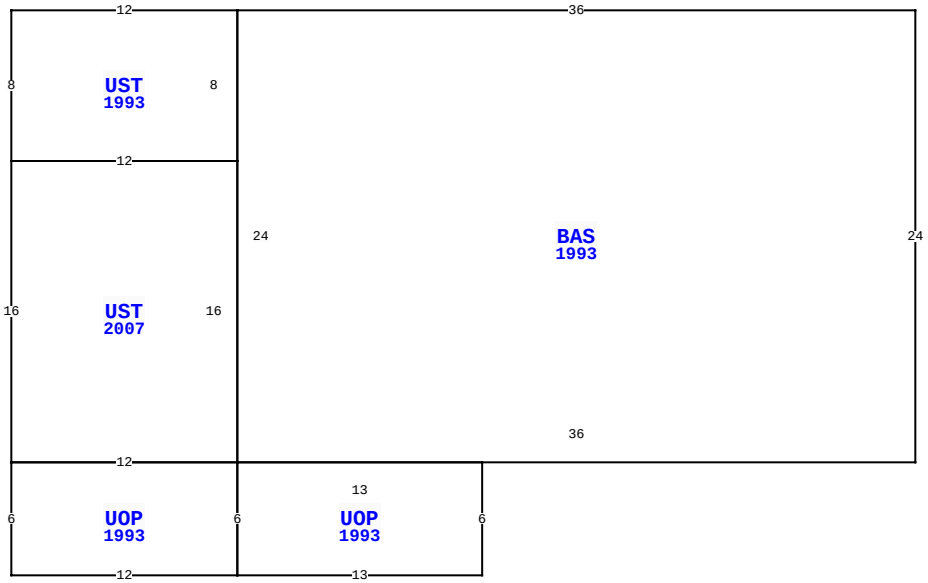
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	49,055
UOP	72	20	14	795
UOP	78	20	16	909
UST	96	45	43	2,441
UST	192	45	86	4,883
TOTALS	1,302		1,023	58,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,023	102.6000	97.47	99,712	1959	1985	25	0	0	16.75	58.25

1 SINGLE FAM – 0% - 0 Heated Area: 864 HX Base Yr



1012 FRANKLIN ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	58,082
TOTAL MARKET OB/XF VALUE	4,863
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	262,945
SOH/AGL Deduction	120,117
ASSESSED VALUE	142,828
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,828
TOTAL JUST VALUE	262,945
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040766	REMODEL	1,000	04/20/2004
5115	REPAIR/RRF	5,500	11/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0065/0462	1/01/1966	TA	U	I		7,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 UST=[YR=1993] W12 S8 UST=[YR=2007] S16 UOP=[YR=1993] S6 E12 UOP=[YR=1993] E13 N6 W13 S6$ N6 W12$ E12 N16 W12$ E12 N8$ S24 E36 N24$.

EXTRA FEATURES

LN	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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
2	0810	CONCRETE A	0	0	47	11	517.00	SF	6.50	6.50	100	2000	2000	3	79	2,655	
3	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	2007	2007	3	31	248	

LAND DESCRIPTION

TOTAL OB/XF 4,863

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0	0006	MU-1	100.00	100.00	100.00	FF		1.00	1.00	0.80	2,500.00	2,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS