

BLOCK 126 LOT 13
IN OR 1948/14
CITY OF FDNA BEACH

FRAGANO JOSEPH E & MARY GRACE
P O BOX 441
FERNANDINA BEACH, FL 32035

2024

00-00-31-1800-0126-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

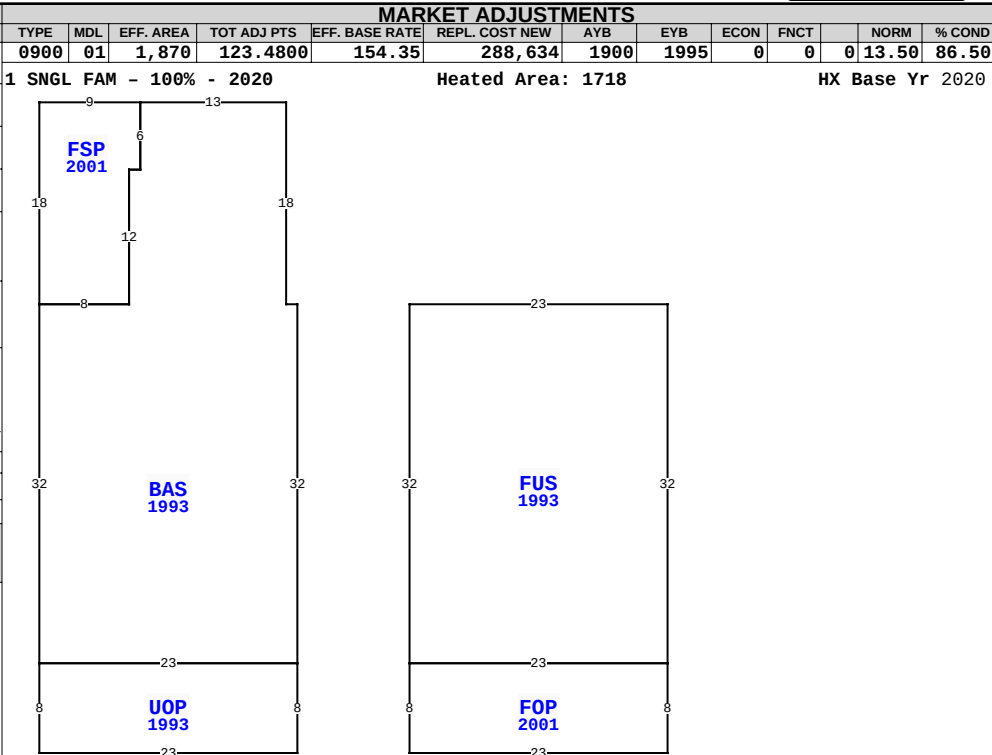
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	982	100	982	131,110
FOP	184	30	55	7,343
FSP	150	40	60	8,011
FUS	736	100	736	98,266
UOP	184	20	37	4,940

TOTALS	2,236		1,870	249,668
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 1,000.00	1,000.00	100
2	0825	BRICK	0	100	7	8		56.00	SF 6.25	6.25	100
3	1242	WD DECK A	0	100	3	8		24.00	SF 10.00	10.00	100
4	1242	WD DECK A	0	100	8	4		32.00	SF 11.00	11.00	100
5	0851	PATIO STON	0	100	0	0		102.00	SF 1.50	1.50	100
6	0810	CONCRETE A	0	100	11	18		198.00	SF 6.50	6.50	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R-2	50.00	100.00	50.00	FF	1.00



309 S 6TH ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	1,000.00	1,000.00	100	1950	1950	3	20	200	
56.00	SF	6.25	6.25	100	2001	2001	3	94	329	
24.00	SF	10.00	10.00	100	2001	2001	3	20	48	
32.00	SF	11.00	11.00	100	2001	2001	3	20	70	
102.00	SF	1.50	1.50	100	2001	2001	3	80	122	
198.00	SF	6.50	6.50	100	1992	1992	3	64	824	

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										249,668	
TOTAL MARKET OB/XF VALUE										1,593	
TOTAL LAND VALUE - MARKET										200,000	
TOTAL MARKET VALUE										451,261	
SOH/AGL Deduction										227,041	
ASSESSED VALUE										224,220	
TOTAL EXEMPTION VALUE										100,000	
BASE TAXABLE VALUE										124,220	
TOTAL JUST VALUE										451,261	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										440,177	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111136	H/AC	2,000	07/13/2011
20012273	CHNGE SRVC	0	10/17/2001
20012108	RE-ROOF	0	09/24/2001
20012061	PLUMBING REMODEL	0	09/17/2001
20011901	H/AC	0	08/21/2001
20111902	REWIRE UPSTAIRS &	0	08/21/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1948/0014	11/14/2014	SW	U	I	12	226,500
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: FRAGANO JOSEPH E &						
1939/1282	9/12/2014	SW	U	I	12	100
GRANTOR: CITIMORTGAGE INC						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W1 N18 W13 FSP=[YR=2001] W9 S18 E8 N12 E1 N6 \$ S6 W1 S12 W8 S32 UOP=[YR=1993] S8 E23 N8 W23 \$ E23 N32 \$ PTR= E10 FUS=[YR=1993] E23 S32 FOP=[YR=2001] S8 W23 N8 E23 \$ W23 N32 \$ W10 \$.											