BLOCK 7 LOT 7 & S-1 OF LOT 8
IN OR 2218/1683
HIGHLAND HEIGHTS SUB 1 PB 3/43

MCCAULL DANA
1618 FRANKLIN ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1380-0007-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

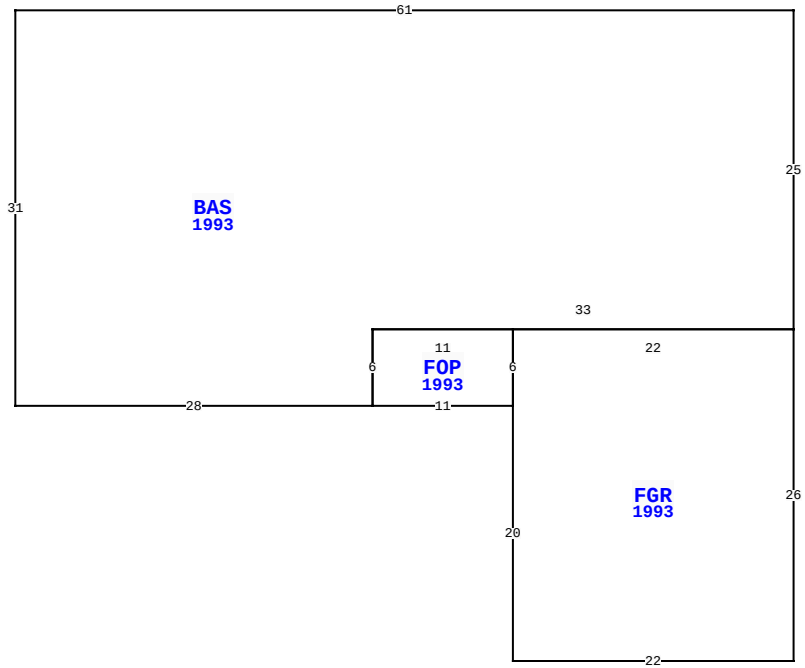
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,693	100	1993	1,693	154,399
FGR	572	55	1993	315	28,727
FOP	66	30	1993	20	1,824
TOTALS	2,331			2,028	184,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,028	113.2880	113.29	229,752	1975	1985	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1693 HX Base Yr 2019



1618 FRANKLIN ST, FERNANDINA BEACH

BLD DATE	01/30/2015 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		184,950
TOTAL MARKET OB/XF VALUE		3,530
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		488,480
SOH/AGL Deduction		237,044
ASSESSED VALUE		251,436
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		200,714
TOTAL JUST VALUE		488,480
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100306	REMODEL	4,000	02/15/2010
20090680	REMODEL	4,217	06/02/2009
19984619	REPAIR/RRF	2,000	12/07/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2218/1683	7/30/2018	FJ	U	I	11	0
GRANTOR: MCCAULL WILLIAM JR ES						
GRANTEE: MCCAULL DANA						
0533/0117	12/15/1987	WD	Q	I		85,000
GRANTOR: WILLIAMS CHARLES JR&						
GRANTEE: MCCAULL WM JR & C A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W61 S31 E28 FOP=[YR=1993] E11 FGR=[YR=1993] S20 E22 N26 W22 S6 $ N6 W11S6$ N6 E33 N25$.

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	0810	CONCRETE A	0	100	45	18	810.00	SF	6.50	6.50	100	1975	1975	3	25	1,316	
2	0810	CONCRETE A	0	100	55	3	165.00	SF	6.50	6.50	100	1995	1995	3	68	729	
3	1242	WD DECK A	0	100	10	27	270.00	SF	10.00	10.00	100	2013	2013	3	55	1,485	

LAND DESCRIPTION

TOTAL OB/XF 3,530

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	RES	100	0006	R-1	110.00	111.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 07/10/2020 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS