

BLOCK 7 LOT 8 (EX S-1) &
PT OF OUTLOT 36
IN OR 2333/1187

GRAY JASON A & COLETTE V
1616 FRANKLIN ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1380-0007-0080



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	12	HARDWOOD 80			
Interior Floo	15	HARDTILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1993	1,404	167,999
FGR	575	55	1993	316	37,812
FOP	86	30	1993	26	3,111
TOTALS	2,065			1,746	208,923

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,746	129.3600	129.36	225,863	1974	2008	0	0	7.50	92.50
1 SINGLE FAM - 100% - 2021											
Heated Area: 1404											
HX Base Yr 2021											