



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,086	100	2005	2,086	321,817
FGR	440	55	2005	242	37,335
FOP	39	30	2005	12	1,851
FOP	96	30	2005	29	4,474

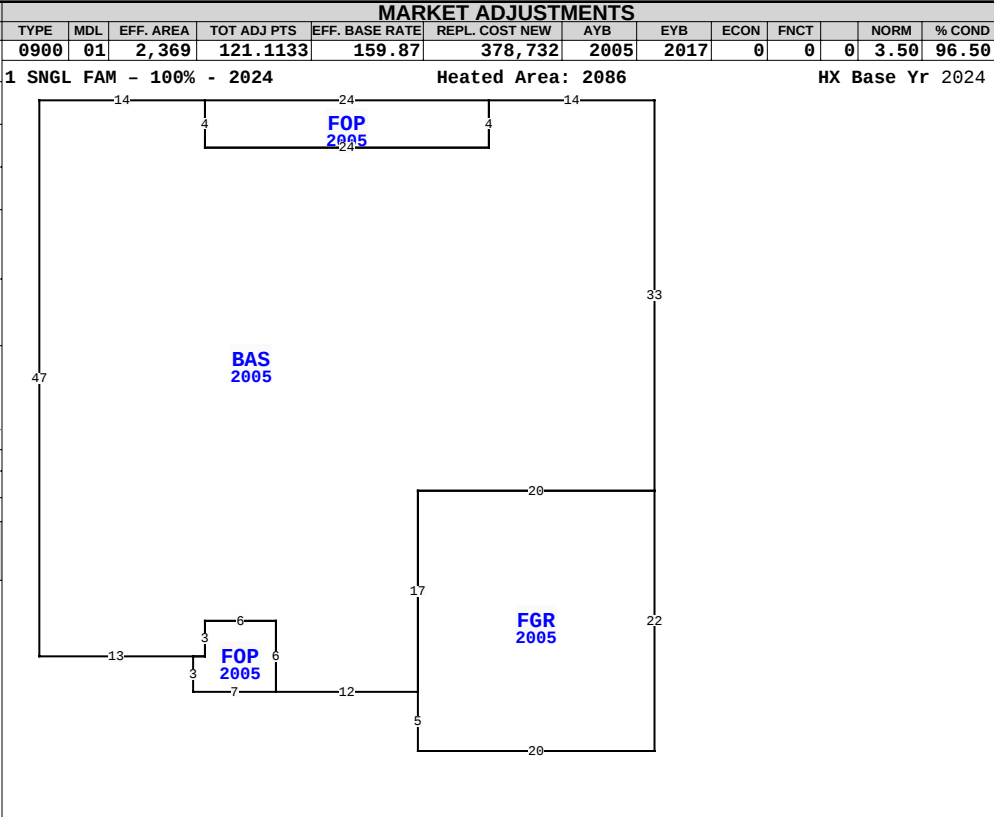
TOTALS	2,661			2,369	365,476
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0920	CWALL-WD/M	0	100	0	0	39.00	LF	468.00	468.00	100	2005	2005	3	22	4,015	
3	0819	CONC 12"	0	100	5	7	35.00	SF	9.50	9.50	100	2005	2005	3	84	279	
4	0810	CONCRETE A	0	100	43	17	731.00	SF	6.50	6.50	100	2005	2005	3	84	3,991	
5	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2005	2005	3	84	344	
6	1244	WD DECK EX	0	100	15	4	60.00	SF	18.50	18.50	100	2005	2005	3	36	400	
7	1244	WD DECK EX	0	100	12	25	300.00	SF	18.50	18.50	100	2007	2007	3	44	2,442	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	0006



1516 FRANKLIN ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	14,551
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NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	365,476
TOTAL MARKET OB/XF VALUE	14,551
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	605,027
SOH/AGL Deduction	194,815
ASSESSED VALUE	410,212
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	359,490
TOTAL JUST VALUE	605,027
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	588,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200011	DECKREPL	0	01/08/2020
20062806	XFOB	89	12/26/2006
20060662	XFOB	200	04/01/2006
20052428	H/AC	5,900	08/11/2005
20051967	NEW CONSTR	2,000	06/09/2005
20051863	NEW CONSTR	10,000	05/27/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2659/1285	8/08/2023	WD	Q	I	01	770,000
GRANTOR: ORTLIEB CHRISTOPHER J						
GRANTEE: OSTAFFE GREGORY & J						
2421/1187	12/28/2020	WD	Q	I	01	500,000
GRANTOR: TRUJILLO JON M & TAMM						
GRANTEE: ORTLIEB CHRISTOPHER						

BUILDING NOTES						
BAS=[YR=2005] W14 FOP 2005=W24 S4 E24 N4S\$4 W24 N4 W14 S47 E13 FOP=[YR=2005] S3 E7 N6 W6 S3 W1\$E1 N3 E6 S6 E12 FGR=[YR=2005] S5 E20 N22 W20 S17\$N17 E20 N33\$.						