LOT 22
IN OR 1726/791
HIGHLAND HILLS PB 6/231

GARRIGUES PAUL R & DANNA I
1514 FRANKLIN ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1383-0022-0000

BUILDING CHARACTERISTICS

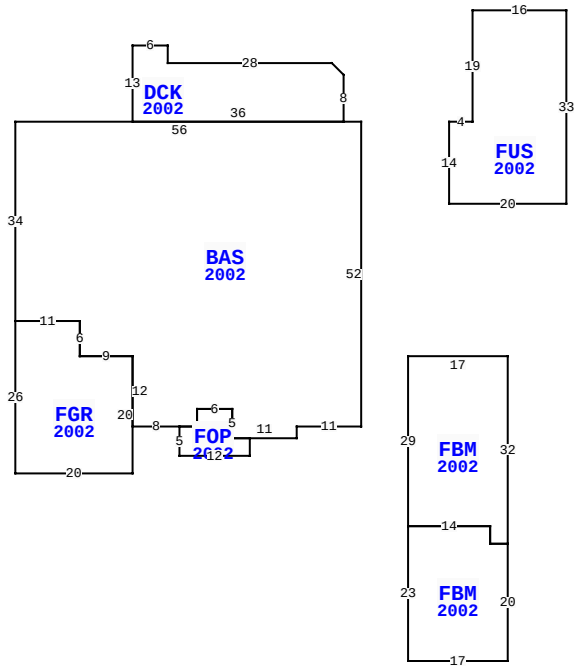
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5 100
Frame	04	REIN CONC 100
Stories	1.5	1.5 100
Units		0 100
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	2,766	100	2002	2,766	352,299
DCK	376	10	2002	38	4,840
FBM	382	80	2002	306	38,975
FBM	502	80	2002	402	51,202
FGR	466	55	2002	256	32,606
FOP	72	30	2002	22	2,802
FUS	584	100	2002	584	74,383
TOTALS	5,148			4,374	557,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,374	108.4160	143.11	625,963	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2011 Heated Area: 4058 HX Base Yr 2011



1514 FRANKLIN ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 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		557,107
TOTAL MARKET OB/XF VALUE		11,405
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		793,512
SOH/AGL Deduction		443,379
ASSESSED VALUE		350,133
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		299,411
TOTAL JUST VALUE		793,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		767,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141366	REMODEL	50,000	06/24/2014
20120805	3 WINDOWS REPLACE	4,084	05/09/2012
20111545	BATHROOM WINDOW R	1,200	09/06/2011
20111074	1 WINDOW REPLACEM	920	06/28/2011
20110670	ELEC REMODEL 2 BA	750	05/02/2011
20110488	REMODEL BATHS	1,200	04/05/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1726/0791	12/31/2010	WD	U	I	11	255,000
GRANTOR: FEDERAL HOME LOAN						
GRANTEE: GARRIGUES PAUL R &						
1691/1346	6/28/2010	QC	U	I	11	100
GRANTOR: COUNTRYWIDE HOME LOAN						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W3 DCK=[YR=2002] N8 L2 U2 W28N3W6S13E36$ W56 S34 FGR=[YR=2002] S26 E20 N20 W9 N6 W11 $ E11 S6 E9 S12 E8 FOP=[YR=2002] S5 E12 N3 W3 N5 W6 S3 W3 $ E3 N3 E6 S5 E11 N2 E11 N52 $ PTR= E15 FUS=[YR=2002] E4 N19 E16 S33 W20 N14 $ W15 $PTR= S40E25 FBM=[YR=2002] S32 FBM=[YR=2002] S20 W17 N23 E14 S3 E3 $ W3 N3 W14 N29 E17 $W25N40 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	1131	REINFR 8	0	100	57	3	171.00	SF	9.45	9.45	100	2002	2002	3	94	1,519	
3	1131	REINFR 8	0	100	0	0	120.00	SF	9.45	9.45	100	2002	2002	3	94	1,066	
4	0810	CONCRETE A	0	100	31	4	124.00	SF	6.50	6.50	100	2002	2002	3	80	645	
5	0810	CONCRETE A	0	100	0	0	1,000.00	SF	6.50	6.50	100	2002	2002	3	80	5,200	

LAND DESCRIPTION

TOTAL OB/XF 11,405

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 08/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS