BLOCK 1 LOT 3
IN OR 1328/1476
OAK LAWN PARK 1 PB 2/52

FROHNAPPLE DAVID
1608 ASH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150A-0001-0030

BUILDING CHARACTERISTICS

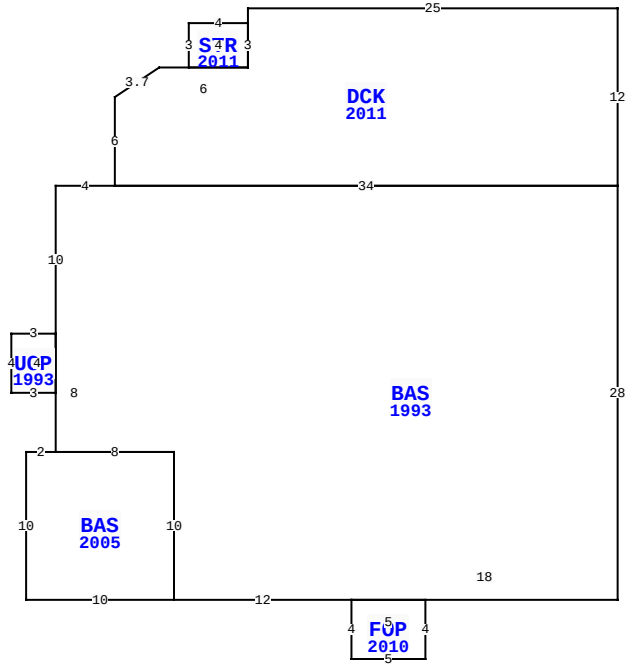
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	1993	984	104,054
BAS	100	100	2005	100	10,575
DCK	369	10	2011	37	3,913
FOP	20	30	2010	6	635
STR	12	10	2011	1	106
UOP	12	20	1993	2	212
TOTALS	1,497			1,130	119,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,130	122.9600	122.96	138,945	1940	1995	0	0	0	14.00	86.00

1 SINGLE FAM – 100% - 2009 Heated Area: 1084 HX Base Yr 2009



1608 ASH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

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	0510	GARAGE WD-	0	100	24	10	240.00	SF	35.00	35.00	100	1960	1960	3	20	1,680	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1940	1940	3	20	700	
3	0810	CONCRETE A	0	100	0	0	925.00	SF	6.50	6.50	100	1960	1960	3	20	1,203	
4	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2005	2005	3	22	422	
5	0825	BRICK	0	100	0	0	675.00	SF	8.75	8.75	100	1940	1940	3	20	1,181	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		119,493
TOTAL MARKET OB/XF VALUE		5,186
TOTAL LAND VALUE - MARKET		191,100
TOTAL MARKET VALUE		315,779
SOH/AGL Deduction		196,849
ASSESSED VALUE		118,930
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		68,208
TOTAL JUST VALUE		315,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111403	XFOB	2,000	08/18/2011
20101962	REPAIR/RRF	2,800	11/12/2010
20041718	CHNGE SRVC	0	09/22/2004
20011433	XFOB	1,000	06/26/2001
2004261	XFOB	1,000	10/27/2000
2003916	REMODEL	2,800	09/07/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1328/1476	6/27/2005	WD	Q	I		225,000
GRANTOR: DE BARROS FRANCISCO &						
GRANTEE: FROHNAPPLE DAVID						
0936/1237	6/15/2000	WD	Q	I		85,000
GRANTOR: MILLS HARRY M & LYNDA						
GRANTEE: DEBARROS FRANCISCO						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2011] W25S1 STR=[YR=2011] W4S3E4N3 $ S3W6 L3 D2 S6 BAS=[YR=1993] W4 S10 UOP=[YR=1993] W3S4E3N4$ S8 BAS=[YR=2005] W2S10E10N10 W8$E8S10E12 FOP=[YR=2010] S4E5N4W5$ E18N28W34$ E34N12$.

LAND DESCRIPTION

TOTAL OB/XF 5,186

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	69.00	150.00	68.25	FF		1.00	1.00	1.00	2,800.00	2,800.00	191,100							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 191,100 Market: 0 Agricultural: 0 Common: 191,100 PRINTED 07/30/2025 BY SYS