PART OF OUT LOT 9
IN OR 2254/755
A/K/A BLOCK 4 LOT 1

PEARLSTINE LEONARD G & ELISE V
1521 FRANKLIN ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1600-0009-0010

BUILDING CHARACTERISTICS

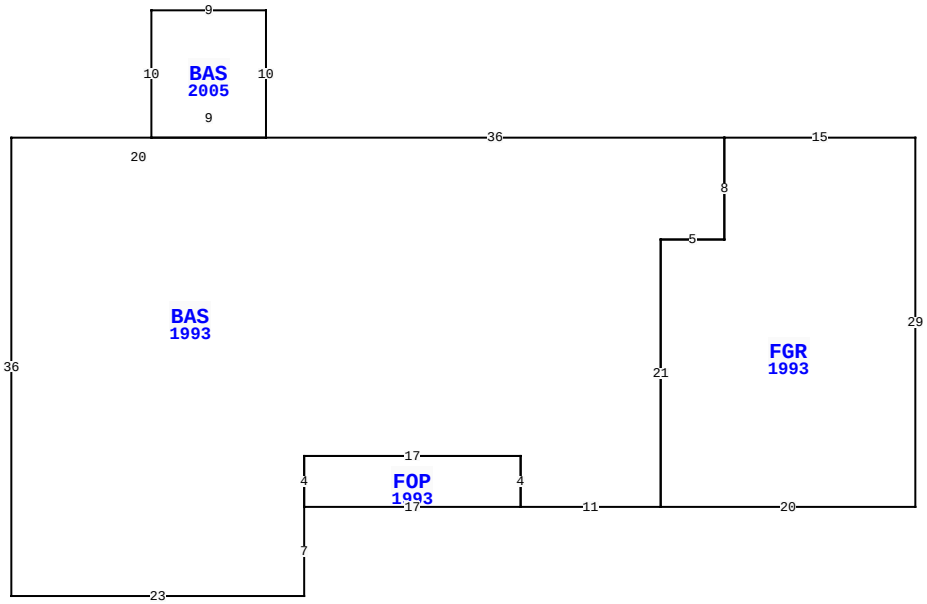
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	23	REINF CONC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,612	100	1993	1,612	161,440
BAS	90	100	2005	90	9,013
FGR	540	55	1993	297	29,744
FOP	68	30	1993	20	2,003
TOTALS	2,310			2,019	202,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,019	116.8552	116.86	235,940	1975	1995	0	0	0	14.30	85.70

1 SINGLE FAM – 100% - 2021 Heated Area: 1702 HX Base Yr 2021



1521 FRANKLIN ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		202,201
TOTAL MARKET OB/XF VALUE		3,996
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		506,197
SOH/AGL Deduction		313,649
ASSESSED VALUE		192,548
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,826
TOTAL JUST VALUE		506,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0727	FRNT FOP	4,000	12/06/2023
20111498	GARAGE DOOR	800	08/30/2011
20101101	DUCTWORK REPLACEM	1,000	07/07/2010
20051223	REROOF 25YR SHNGL	6,000	02/10/2005
20042449	PLUMING REMODEL	2,000	01/03/2005
20042427	ELEC REMODEL BATH	1,000	12/27/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2254/0755	2/08/2019	WD	Q	I	02	312,500
GRANTOR: NEE PATRICK J III &						
GRANTEE: PEARLSTINE LEONARD						
1877/1954	9/06/2013	WD	Q	I	02	205,000
GRANTOR: COURTNEY MARGARET A						
GRANTEE: NEE PATRICK J III &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W15 BAS=[YR=1993] W36 BAS=[YR=2005] N10 W9 S10 E9 $ W20 S36 E23 N7 FOP=[YR=1993] E17 N4 W17 S4 $ N4 E17 S4 E11 N21 E5 N8 $ S8 W5 S21 E20 N29 $.

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	1975	1975	3	34	1,190	
2	0810	CONCRETE A	0	100	72	19	1,368.00	SF	6.50	6.50	100	1975	1975	3	25	2,223	
3	1242	WD DECK A	0	100	0	0	216.00	SF	13.50	13.50	100	1980	1980	3	20	583	

LAND DESCRIPTION

TOTAL OB/XF 3,996

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	100.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 05/20/2024 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS