



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1007.00		

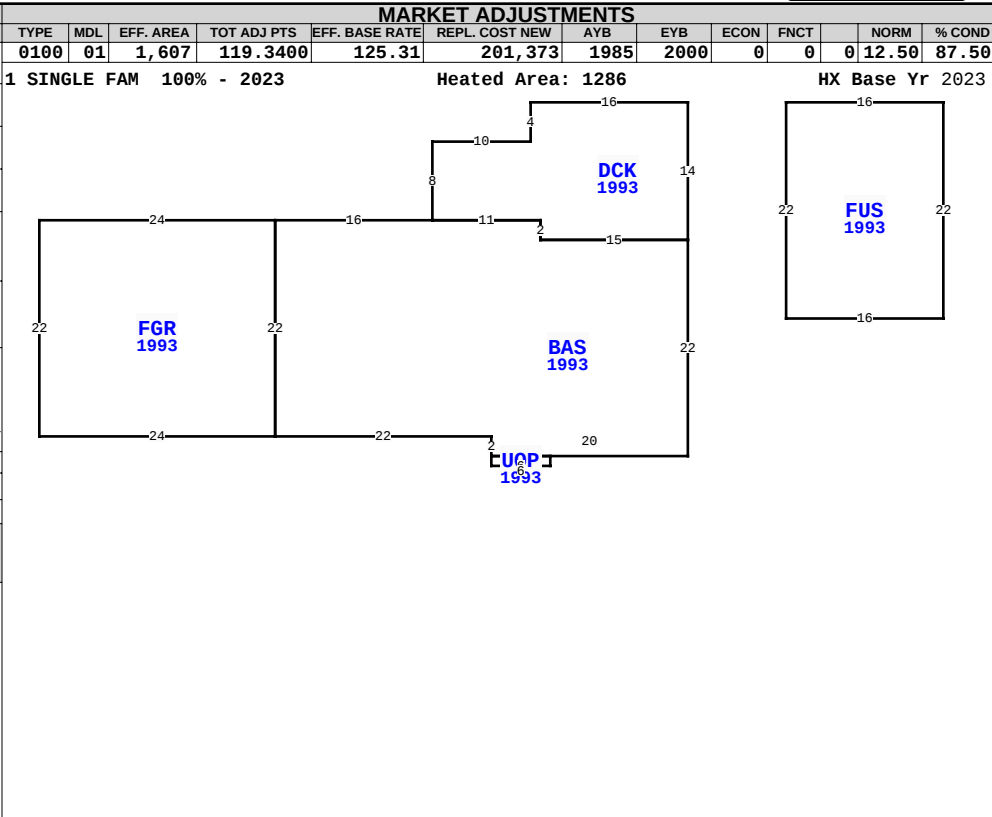
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	934	100	1993	934	102,410
DCK	302	10	1993	30	3,289
FGR	528	55	1993	290	31,798
FUS	352	100	1993	352	38,595
UOP	6	20	1993	1	109

TOTALS	2,122			1,607	176,201
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	1242	WD DECK A	0	100	0	0	110.00	SF	4.00
4	0820	WOOD WALK	0	100	0	0	488.00	SF	5.88

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	110.00	110.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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1615 FRANKLIN ST, FERNANDINA BEACH	BLD DATE	LGL DATE	04/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	
3	1242	WD DECK A	0	100	0	0	110.00	SF	4.00	4.00	100	1987	1987	3	20	88	
4	0820	WOOD WALK	0	100	0	0	488.00	SF	5.88	5.88	100	2009	2009	3	40	1,147	

TOTAL OB/XF															3,125		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE						
R-1	110.00	110.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000.00						

Total Acres:	0.00	Total Land Value:	300,000	Market:	0	Agricultural:	0	Common:	300,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		176,201	
TOTAL MARKET OB/XF VALUE		3,125	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		479,326	
SOH/AGL Deduction		60,949	
ASSESSED VALUE		418,377	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		366,966	
TOTAL JUST VALUE		479,326	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		473,734	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210749	REPAIR/RRF	0	11/01/2021
20091083	REMODEL	5,867	08/17/2009
20062315	REPAIR/RRF	5,500	10/11/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2499/0690	7/23/2021	WD	U	I	11	100	
GRANTOR: CORBIN MARY ELLEN							
GRANTEE: STRICKLAND ERIC J &							
2481/1223	7/23/2021	WD	P	I	98	425,000	
GRANTOR: CORBIN MARY ELLEN							
GRANTEE: STRICKLAND ERIC J &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
DCK=[YR=1993] W16 S4 W10 S8 BAS=[YR=1993] W16 FGR=[YR=1993] W24 S22 E24 N22\$ S22 E22 S2 UOP=[YR=1993] S1 E6 N1 W6 \$ E20 N22 W15 N2 W11\$ E11 S2 E15 N14\$ PTR= E10 FUS=[YR=1993] E16 S22 W16 N22\$ W10\$.									