

GRAY JASON A & COLETTE V
1616 FRANKLIN ST
FERNANDINA BEACH, FL 32034

00-00-31-1380-0007-0080

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	12 HARDWOOD 80				
Interior Floo	15 HARDTILE 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	3.5 100				
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	1,404	100	1993	1,404	175,449
FGR	575	55	1993	316	39,488
FOP	86	30	1993	26	3,249
TOTALS	2,065			1,746	218,186

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
3	1242	WD DECK A	0 100	28	8	224.00	SF	10.00	10.00	100	2008	2008	3	27	605	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	133.00	112.00	1.00	LT		1.00	1.00	1.00	255,000.00	255,000.00	255,000							

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,746	129.3600	135.83	237,159	1974	2008	0	0	8.00	92.00

1 SINGLE FAM 100% - 2021Heated Area: 1404HX Base Yr 2021

BAS
1993

FGR
1993

FOP
1993

VALUATION BY

Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	218,186
TOTAL MARKET OB/XF VALUE	605
TOTAL LAND VALUE - MARKET	255,000
TOTAL MARKET VALUE	473,791
SOH/AGL Deduction	190,111
ASSESSED VALUE	283,680
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	232,269
TOTAL JUST VALUE	473,791
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	436,671

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2333/1187	1/21/2020	WD	Q	I	01	295,000

GRANTOR: JACKSON CATHERINE W

GRANTEE: GRAY JASON A & COLL

2280/1189 6/06/2019 WD Q I 01 295,000

GRANTOR: HULMES LEITA J & WILL

GRANTEE: JACKSON CATHERINE W

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W23 BAS=[YR=1993] W37 S48 E25 N23 FOP=[YR=1993] E6 R2 U2 E4N6 W12S8\$ N8E12N17\$ S25E23N25\$.

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS