LOT 3
IN OR 2536/656
HIGHLAND HEIGHTS # 2 PB 5/80

ANDERSON JOHN CLARK & LAYLA S
1505 FRANKLIN STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1381-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

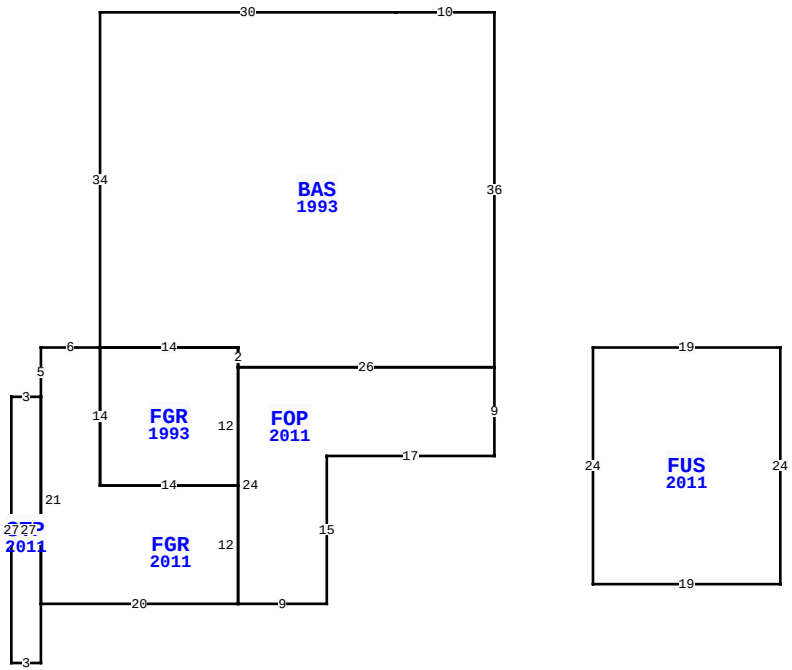
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,412	100	1993	1,412	225,606
FGR	196	55	1993	108	17,256
FGR	324	55	2011	178	28,440
FOP	369	30	2011	111	17,736
FUS	456	100	2011	456	72,859
STP	81	10	2011	8	1,278
TOTALS	2,838			2,273	363,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,273	103.1058	171.16	389,047	1986	2011	0	0	0	6.65	93.35

1 SFR CUST 100% - 2023 Heated Area: 1868 HX Base Yr 2023



1505 FRANKLIN ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		381,159
TOTAL MARKET OB/XF VALUE		51,960
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		688,119
SOH/AGL Deduction		101,322
ASSESSED VALUE		586,797
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		535,386
TOTAL JUST VALUE		688,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		591,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230361	POOL		07/06/2023
20111964	XFOB	1,000	10/31/2011
20101787	H/AC	4,000	10/18/2010
20101791	H/AC	4,000	10/18/2010
20101386	NEW CONSTR	2,500	08/19/2010
20101366	NEW CONSTR	6,000	08/17/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2536/0656	1/28/2022	WD	Q	I	01	699,900
GRANTOR: CARRINO ROBERT A						
GRANTEE: ANDERSON JOHN CLARK						
2506/0095	10/08/2021	WD	Q	I	01	450,000
GRANTOR: DOZIER RENIA C ET AL						
GRANTEE: CARRINO ROBERT A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W10 W30 S34 E14 S2 E26 N36 $
FUS=[YR=2011;ORIG=10,34] S24 E19 N24 W19 $
FOP=[YR=2011;ORIG=-26,60] E9 N15 E17 N9 W26 S24 $
FGR=[YR=2011;ORIG=-40,34] W6 S5 S21 E20 N12 W14 N14 $
FGR=[YR=1993;ORIG=-26,36] N2 W14 S14 E14 N12 $
STP=[YR=2011;ORIG=-46,39] W3 S27 E3 N27 $
PTR=[ORIG=0,0] E10 S34 N34 W10 $
.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 51,960

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	65.00	125.00	1.00	LT		1.00	1.00	1.00	255,000.00	255,000.00	255,000							

REVIEW DATE 06/26/2024 BY DJ Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS

LOT 3
IN OR 2536/656
HIGHLAND HEIGHTS # 2 PB 5/80

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Interior Floo	14	CARPET 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

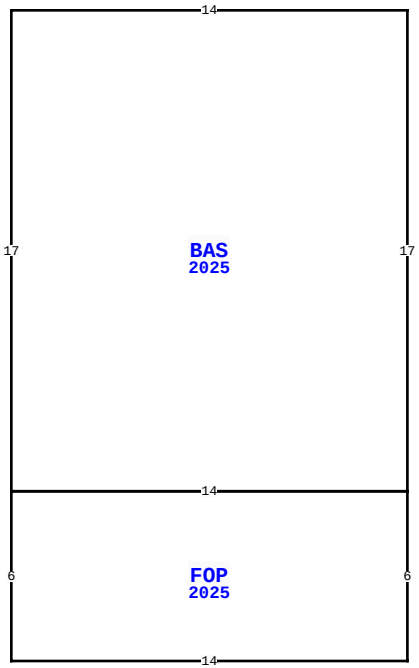
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	238	100	2025	238	16,274
FOP	84	30	2025	25	1,710
TOTALS	322			263	17,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	263	122.1000	68.38	17,984	2024	2024	0	0	0	0.00	100.00

2 ACCESORY U 100% - 2025 Heated Area: 238 HX Base Yr 2023



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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		591,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101163	ADDITION	95,000	07/16/2010
20100151	REPAIR/RRF	5,000	01/29/2010
2023-0383	POOL HOUSE		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: CARRINO ROBERT A						
GRANTEE: ANDERSON JOHN CLARK						
2506/0095	10/08/2021	WD	Q	I	01	450,000
GRANTOR: DOZIER RENIA C ET AL						
GRANTEE: CARRINO ROBERT A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-10,0] W14 S17 E14 N17 $
FOP=[YR=2025;ORIG=-24,17] E14 S6 W14 N6 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/26/2024 BY DJ Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS