LOT 20
HIGHLAND HILLS PB 6/231

IRWIN ARTHUR SAMUEL JR
1518 FRANKLIN ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1383-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

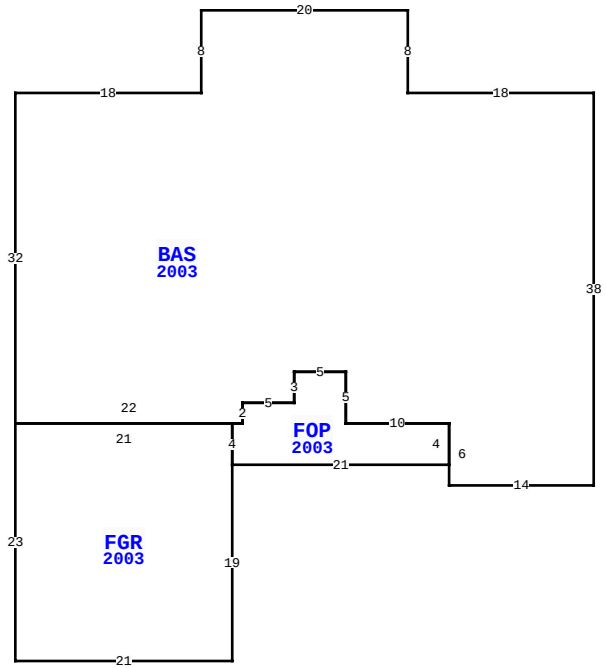
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,001	100	2003	2,001	295,485
FGR	483	55	2003	266	39,280
FOP	119	30	2003	36	5,316
TOTALS	2,603			2,303	340,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,303	119.3640	165.92	382,114	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 100% - 2021 Heated Area: 2001 HX Base Yr 2021



1518 FRANKLIN ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		340,081
TOTAL MARKET OB/XF VALUE		12,762
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		607,843
SOH/AGL Deduction		245,085
ASSESSED VALUE		362,758
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		311,347
TOTAL JUST VALUE		607,843
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		568,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2023-0	INSTALL SPA		02/05/2024
20052010	ELEC OTHER	1,000	06/15/2005
20040312	XFOB	1,000	02/24/2004
20040320	XFOB	2,000	02/24/2004
20034177	XFOB	2,000	11/20/2003
20034085	XFOB	1,000	11/03/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2357/1140	4/28/2020	WD	Q	I	02	390,000
GRANTOR: TRUJILLO JON M & TAMM						
GRANTEE: IRWIN ARTHUR SAMUEL						
2320/1829	11/22/2019	QC	U	I	11	100
GRANTOR: WEISS STEFAN A						
GRANTEE: TRUJILLO JON M & TA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W18 N8 W20 S8 W18 S32 FGR=[YR=2003] S23 E21 N19 FOP=[YR=2003] E21 N4 W10 N5 W5 S3 W5 S2 W1 S4 $ N4 W21 $ E22 N2 E5 N3 E5 S5 E10 S6 E14 N38 $.

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	2003	2003	3	85	2,975	
3	0920	CWALL-WD/M	0	100	0	0	97.00	LF	468.00	468.00	100	2003	2003	3	20	9,079	
4	1242	WD DECK A	0	100	8	19	152.00	SF	11.00	11.00	100	2003	2003	3	20	334	
5	1242	WD DECK A	0	100	10	17	170.00	SF	11.00	11.00	100	2004	2004	3	20	374	

LAND DESCRIPTION

TOTAL OB/XF 12,762

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	255,000.00	255,000.00	255,000							

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