LOT 21
HIGHLAND HILLS PB 6/231

OSTAFFE GREGORY & JILL M
1516 FRANKLIN ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1383-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

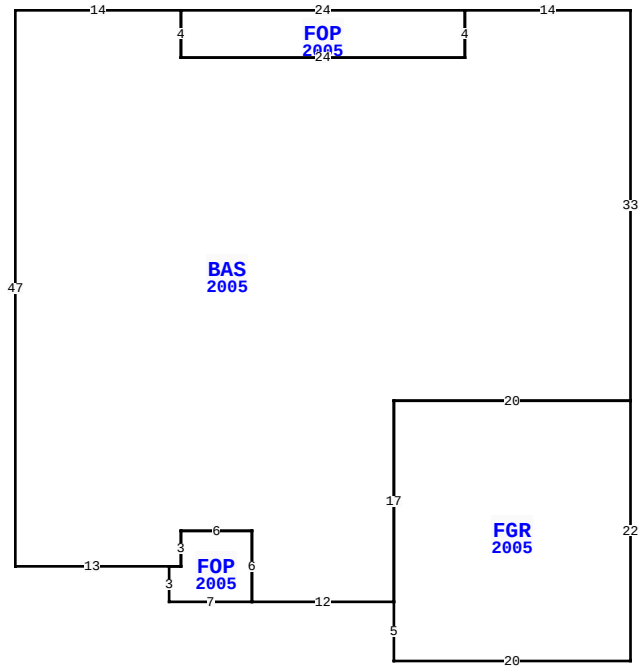
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,086	100	2005	2,086	337,131
FGR	440	55	2005	242	39,111
FOP	39	30	2005	12	1,939
FOP	96	30	2005	29	4,687
TOTALS	2,661			2,369	382,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,369	121.1133	168.35	398,821	2005	2017	0	0	0	4.00	96.00

1 SNGL FAM 100% - 2024 Heated Area: 2086 HX Base Yr 2024



1516 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		382,868
TOTAL MARKET OB/XF VALUE		9,729
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		647,597
SOH/AGL Deduction		226,309
ASSESSED VALUE		421,288
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		369,877
TOTAL JUST VALUE		647,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		605,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200011	DECKREPL	0	01/08/2020
20062806	XFOB	89	12/26/2006
20060662	XFOB	200	04/01/2006
20052428	H/AC	5,900	08/11/2005
20051967	NEW CONSTR	2,000	06/09/2005
20051863	NEW CONSTR	10,000	05/27/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2659/1285	8/08/2023	WD	Q	I	01	770,000
GRANTOR: ORTLIEB CHRISTOPHER J						
GRANTEE: OSTAFFE GREGORY & J						
2421/1187	12/28/2020	WD	Q	I	01	500,000
GRANTOR: TRUJILLO JON M & TAMM						
GRANTEE: ORTLIEB CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 FOP 2005=W24 S4 E24 N4$S4 W24 N4 W14 S47
E13 FOP=[YR=2005] S3 E7 N6 W6 S3 W1$E1 N3 E6 S6 E12
FGR=[YR=2005] S5 E20 N22 W20 S17$N17 E20 N33$.

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	2005	2005	3	87	3,045	
2	0920	CWALL-WD/M	0	100	0	0	39.00	LF	468.00	468.00	100	2005	2005	3	21	3,833	
3	0819	CONC 12"	0	100	5	7	35.00	SF	9.50	9.50	100	2005	2005	3	83	276	
6	1244	WD DECK EX	0	100	15	4	60.00	SF	18.50	18.50	100	2005	2005	3	32	355	
7	1244	WD DECK EX	0	100	12	25	300.00	SF	18.50	18.50	100	2007	2007	3	40	2,220	

LAND DESCRIPTION

TOTAL OB/XF 9,729

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