

GARRIGUES PAUL R & DANNA I
1514 FRANKLIN ST
FERNANDINA BEACH, FL 32034

00-00-31-1383-0022-0000

BUILDING CHARACTERISTICS

ELEMENT CD CONSTRUCTION
Exterior Wall 23 REINF CONC 100
Roof Structur 08 IRREGULAR 100
Roof Cover 03 COMP SHNGL 100
Interior Wall 05 DRYWALL 100
Interior Floo 14 CARPET 60
Interior Floo 15 HARDTILE 40
Air Condition 03 CENTRAL 100
Heating Type 04 AIR DUCTED 100

Bedrooms
Bathrooms
Frame 04 REIN CONC 100

Stories Units Occupancy 1.5 1.5 100
0 100
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 2,766 100 2002 2,766 368,900
DCK 376 10 2002 38 5,068
FBM 382 80 2002 306 40,811
FBM 502 80 2002 402 53,614
FGR 466 55 2002 256 34,142
FOP 72 30 2002 22 2,934
FUS 584 100 2002 584 77,888

TOTALS 5,148 4,374 583,358

MARKET ADJUSTMENTS

TOTAL OB/XF 5,525

NASSAU COUNTY PROPERTY VALUATION SUMMARY

PAGE 1 of 1 2

VALUATION BY STANDARD
Tax Group: 2 Tax Dist:
BUILDING MARKET VALUE 583,358
TOTAL MARKET OB/XF VALUE 5,525
TOTAL LAND VALUE - MARKET 255,000
TOTAL MARKET VALUE 843,883
SOH/AGL Deduction 484,296
ASSESSED VALUE 359,587
TOTAL EXEMPTION VALUE HX HB 51,411
BASE TAXABLE VALUE 308,176
TOTAL JUST VALUE 843,883
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 793,512

PERMIT NUM DESCRIPTION AMT ISSUED
2026-0011 SCREEN PATIO ADDI 130,440 01/27/2026
20141366 REMODEL 50,000 06/24/2014
20120805 3 WINDOWS REPLACE 4,084 05/09/2012
20111545 BATHROOM WINDOW R 1,200 09/06/2011
20111074 1 WINDOW REPLACEM 920 06/28/2011
20110670 ELEC REMODEL 2 BA 750 05/02/2011

SALES DATA
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE
1726/0791 12/31/2010 WD U I 11 255,000
GRANTOR: FEDERAL HOME LOAN
GRANTEE: GARRIGUES PAUL R &
1691/1346 6/28/2010 QC U I 11 100
GRANTOR: COUNTRYWIDE HOME LOAN
GRANTEE: FEDERAL HOME LOAN M

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2002] W3 DCK=[YR=2002] N8 L2 U2 W28N3W6S13E36\$ W56 S34 FGR=[YR=2002] S26 E20 N20 W9 N6 W11 \$ E11 S6 E9 S12 E8 FOP=[YR=2002] S5 E12 N3 W3 N5 W6 S3 W3 \$ E3 N3 E6 S5 E11 N2 E11 N52 \$ PTR= E15 FUS=[YR=2002] E4 N19 E16 S33 W20 N14 \$ W15 \$PTR= S40E25 FBM=[YR=2002] S32 FBM=[YR=2002] S20 W17 N23 E14 S3 E3 \$ W3 N3 W14 N29 E17 \$W25N40 \$.

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP RD LOC ZONE FRONT DEPTH TOT LND UTILITY UNIT TYPE D T DPHT 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