PT OUT LOTS 8 9 36 & 37
AKA BLK 6 LOT 11 & N1/2 OF 10
HIGHLAND HEIGHTS # 2 UNR

MEYERS COOPER &/CADE PIPER
1520 FRANKLIN ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1600-0008-0010

BUILDING CHARACTERISTICS

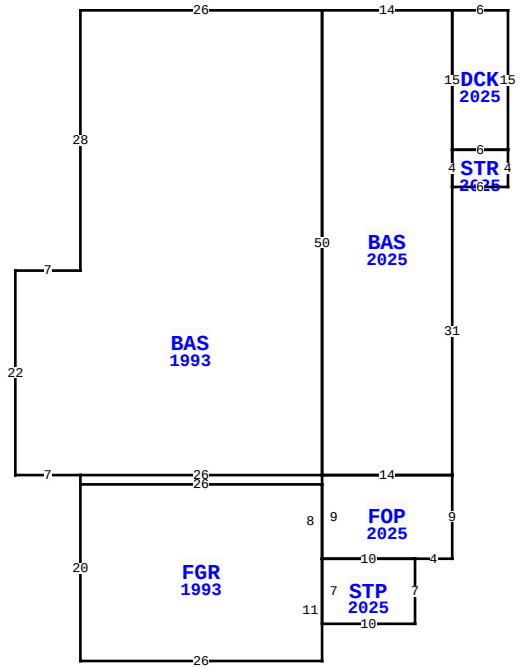
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	1,454	100	1993	1,454	134,435
BAS	700	100	2025	700	64,721
DCK	90	10	2025	9	832
FGR	507	55	1993	279	25,796
FOP	126	30	2025	38	3,514
STP	70	10	2025	7	647
STR	24	10	2025	2	185
TOTALS	2,971			2,489	230,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,489	104.8320	110.07	273,964	1973	1990	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2015 Heated Area: 2154 HX Base Yr 2015



1520 FRANKLIN ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		230,130
TOTAL MARKET OB/XF VALUE		1,080
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		486,210
SOH/AGL Deduction		231,241
ASSESSED VALUE		254,969
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		203,558
TOTAL JUST VALUE		486,210
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222696	ADD 601SF	160,000	01/23/2023
20062314	REPAIR/RRF	1,500	10/11/2006
20033444	XFOB	1,000	07/09/2003
20011996	REMODEL	1,000	09/07/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1885/0347	10/08/2013	SW	Q	I	02	157,900
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: MEYERS COOPER & PIP						
1685/1746	6/23/2010	WD	U	V	12	215,200
GRANTOR: WATSON GARRY E & MARI						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W26 S28 W7 S22 E7 E26 N50 $
FGR=[YR=1993;ORIG=-26,50] S20 E26 U11L0 U8R0 W26 $
BAS=[YR=2025;ORIG=0,0] S50 E14 N31 N4 N15 W14 $
DCK=[YR=2025;ORIG=14,0] E6 S15 W6 N15 $
STR=[YR=2025;ORIG=14,15] E6 S4 W6 N4 $
FOP=[YR=2025;ORIG=0,50] E14 S9 W4 W10 N9 $
STP=[YR=2025;ORIG=0,59] E10 S7 W10 N7 $
.

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	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	100	1974	1974	3	20	320	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1978	1978	3	38	760	

LAND DESCRIPTION

TOTAL OB/XF 1,080

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	120.00	108.00	1.00	LT		1.00	1.00	1.00	255,000.00	255,000.00	255,000							

REVIEW DATE 05/20/2024 BY DJ Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS