

PEARLSTINE LEONARD G & ELISE V
1521 FRANKLIN ST
FERNANDINA BEACH, FL 32034

00-00-31-1600-0009-0010

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 80REINFC CONC 2003GABLE/HIP 100COMP SHNGL 10005DRYWALL 7004PLYWOOD 3014CARPET 8013LVT/LAMNT 2004CENTRAL 100AIR DUCTED 1003 10002WOOD FRAME 1001.1.1000 10002DIST FB 10000NONE 10005Quality Level 050100SINGLE FAMILYMAP NUMMKT AREA01NEIGHBORHOOD/LOC1007.00

CONSTRUCTION

0100012,019116.8552122.70247,731197519950014.8085.20

MARKET ADJUSTMENTS

TOTADJPTS116.8552EFF. BASE RATE122.70REPL. COST NEW247,731AYB1975EYB1995ECON0FNCT0NORM14.80% COND85.20

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION BYSTANDARDTax Group: 2Tax Dist:

BUILDING MARKET VALUE211,067TOTAL MARKET OB/XF VALUE1,703TOTAL LAND VALUE - MARKET300,000TOTAL MARKET VALUE512,770SOH/AGL Deduction315,023ASSESSED VALUE197,747TOTAL EXEMPTION VALUEHX HB51,411BASE TAXABLE VALUE146,336TOTAL JUST VALUE512,770NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE506,197

PERMIT NUMDESCRIPTIONAMTISSUED

2023-0727FRNT FOP4,00012/06/202320111498GARAGE DOOR80008/30/201120101101DUCTWORK REPLACEM1,00007/07/201020051223REROOF 25YR SHNGL6,00002/10/200520042449PLUMING REMODEL2,00001/03/200520042427ELEC REMODEL BATH1,00012/27/2004

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCDPRICE

2254/07552/08/2019WDQI02312,500GRANTOR: NEE PATRICK J III &GRANTEE: PEARLSTINE LEONARD1877/19549/06/2013WDQI02205,000GRANTOR: COURTNEY MARGARET AGRANTEE: NEE PATRICK J III &

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W15 BAS=[YR=1993] W36 BAS=[YR=2005] N10 W9 S10 E9 \$ W20 S36 E23 N7 FOP=[YR=1993] E17 N4 W17 S4 \$ N4 E17 S4 E11 N21 E5 N8 \$ S8 W5 S21 E20 N29 \$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100197519753321,12031242WD DECK A010000216.00SF13.5013.5010019801980320583

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006R-1110.00100.001.00LT1.001.001.00300,000.00300,000.00300,000

TOTALS2,3102,019211,067

1521 FRANKLIN ST, FERNANDINA BEACH

BLD DATEXF DATEINC DATELGL DELAND DATEAG DATE04/09/2025MLU

TOTAL OB/XF1,703

REVIEW DATE05/20/2024BYDJTotal Acres: 0.00Total Land Value: 300,000Market: 0Agricultural: 0Common: 300,000PRINTED 07/09/2026 BY SYS