BLOCK 256 W80 FT OF LOT 10
CITY OF FDNA BEACH

SUPAN JENNIFER MARIE L/E/
1423 FRANKLIN STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0256-0102

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

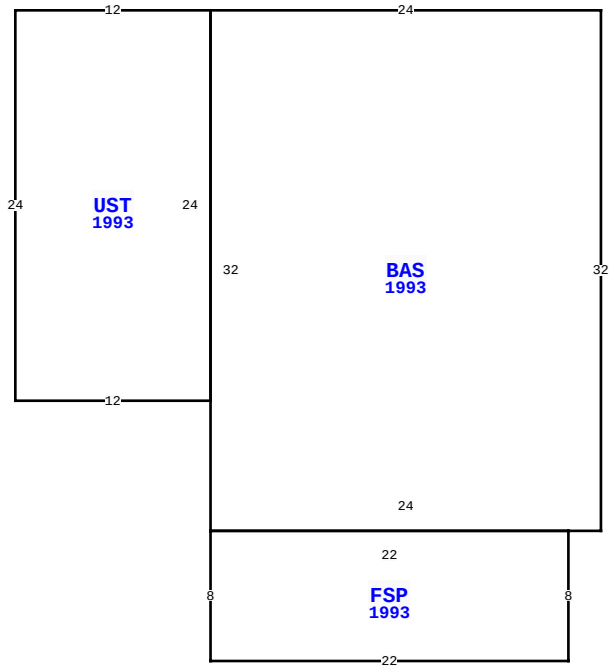
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 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	768	100	1993	768	64,477
FSP	176	40	1993	70	5,877
UST	288	45	1993	130	10,914
TOTALS	1,232			968	81,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	968	120.2040	126.21	122,171	1949	1960	0	0	0	33.48	66.52

1 SINGLE FAM 100% - 2007 Heated Area: 768 HX Base Yr 2007



1423 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		81,268
TOTAL MARKET OB/XF VALUE		854
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		337,122
SOH/AGL Deduction		208,739
ASSESSED VALUE		128,383
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		76,972
TOTAL JUST VALUE		337,122
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20021689	RE-ROOF W/25YR SH	0	09/30/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2831/962	11/25/2025	LE	U	I	11	100
GRANTOR: SUPAN JENNIFER MARIE						
GRANTEE: SUPAN ERIC						
2428/1829	1/27/2021	LE	U	I	11	100
GRANTOR: SUPAN JENNIFER MARIE						
GRANTEE: SUPAN ERIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 UST=[YR=1993] W12 S24 E12 N24 $ S32
FSP=[YR=1993] S8 E22 N8 W22 $ E24 N32 $.

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
2	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2006	2006	3	22	422	
3	0681	POLE SHED	0	100	10	8	80.00	SF	15.00	15.00	100	2006	2006	3	36	432	

LAND DESCRIPTION

TOTAL OB/XF 854

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	80.00	172.00	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