

N 45 FT OF LOT 21 S30' OF 20
MIRAMAR BEACH PB 2/61

HUNTLEY THOMAS B
2233 SEMINOLE RD UNIT 11
ATLANTIC BEACH, FL 32233

2023

00-00-31-1460-0021-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2													
Exterior Wall	11	BD/BTN AVG 50	0500	01	3,160	111.0900	158.30	500,228	1972	1990	0	0	0	16.00	84.00	VALUATION BY STANDARD												
Exterior Wall	23	REINF CONC 50	1 SFR CUST - 0% - 2023												Heated Area: 2577													
Roof Structure	03	GABLE/HIP 100													HX Base Yr													
Roof Cover	03	COMP SHNGL 100																										
Interior Wall	05	DRYWALL 100																										
Interior Floor	11	CLAY TILE 50																										
Interior Floor	14	CARPET 50																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms	3	100																										
Bathrooms	2	100																										
Frame	07	SPECIAL 100																										
Stories	2.	100																										
Units	0	100																										
BUD8 Adjustme	02	DIST FB 100																										
Occupancy	00	NONE 100																										
Quality	04	Quality Level 04																										
DOR CODE	0100	SINGLE FAMILY																										
MAP NUM		MKT AREA																										
NEIGHBORHOOD/LOC	1051.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAL	20	15	3	399																								
BAS	862	100	862	114,622																								
FGR	750	55	412	54,785																								
FOP	40	30	12	1,596																								
FOP	245	30	74	9,840																								
FUS	1,715	100	1,715	228,047																								
PTO	532	5	27	3,590																								
STR	52	10	5	665																								
UOP	216	20	43	5,718																								
UST	16	45	7	931																								
TOTALS	4,448		3,160	420,192																								
EXTRA FEATURES					1628 S FLETCHER AVE, FERNANDINA BEACH																							
L N	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	0858	SCULP CONC	0	0	0	0	1,670.00	SF	13.00	13.00	100	2011	2011	3	98	21,276												
2	0858	SCULP CONC	0	0	18	3	54.00	SF	13.00	13.00	100	2011	2011	3	98	688												
4	1241	WD DECK G	0	0	16	10	160.00	UT	17.25	17.25	100	2011	2011	3	68	1,877												
5	0416	DUNEWALKS	0	0	0	0	364.00	SF	15.00	15.00	100	1995	1995	3	20	1,092												
6	1127	BRICK 8"	0	0	0	0	135.00	SF	11.00	11.00	100	1995	1995	3	91	1,351												
TOTAL OB/XF 26,284																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE											
1	000120	C	SFR OCN FT	0	0006	R-1	75.00	150.00	75.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	1,125,000											
REVIEW DATE 12/03/2018 BY DJA Total Acres: 0.00 Total Land Value: 1,125,000 Market: 0 Agricultural: 0 Common: 1,125,000 PRINTED 08/02/2023 BY SYS																												

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2653/880	7/11/2023	WD U	I	I	11	100

GRANTOR: BRADDOCK THOMAS H JR
GRANTEE: HUNTLEY THOMAS B
2651/280 6/29/2023 FJ U I 11 0
GRANTOR: BRADDOCK THOMAS H JR
GRANTEE: BRADDOCK THOMAS H J

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1995] W42N16W4S20 UOP=[YR=1995] S3 BAS=[YR=1993] E25 W16S33E12 S8E8 FOP=[YR=1993] E5N8W5S8\$ N8E5 FGR=[YR=1993] E25 N30W25S30\$ N30W9N3 \$ S3E36 UST=[YR=1995] S4E4N4W4\$ N6 W36\$ E36S6 E4S4W4N4W2 S20E12 N30\$ PTR=W12N25 FUS=[YR=1993] N32 FOP=[YR=1993] N3 BAL=[YR=1995] E1 STR=[YR=1995] S13E4N13W4\$ E4N4W5S4\$ N4W35S7 E35\$ W35N3 W17S35E52\$ S25E12\$.