

N25 FT OF 56 & ALL OF LOT 57
IN OR 1689/751
MIRAMAR BEACH PB 2/61

CRANKSHAW STEVEN MICHAEL
PO BOX 952
FERNANDINA BEACH, FL 32035-0952

2023

00-00-31-1460-0056-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 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		2 100
Frame	02	WOOD FRAME 100
Stories		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		1057.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,443	100	1,443	155,015
FOP	16	30	5	537
FOP	63	30	19	2,041
FST	84	55	46	4,941
STR	12	10	1	108
UDG	400	55	220	23,633
UOP	216	20	43	4,619
TOTALS	2,234		1,777	190,894

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	1,200.00	SF	6.50	6.50
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	100.00	125.00	100.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,777	111.0000	131.81	234,226	1947	1985	0	0	0 18.50	81.50
1 SNGL FAM - 100% - 2011 Heated Area: 1443 HX Base Yr 2011											

1861 S FLETCHER AVE, FERNANDINA BEACH									
BLD DATE									
XF DATE									
LGL DATE									
LAND DATE									
AG DATE									
INC DATE									
TOTAL OB/XF 2,644									

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	100.00	125.00	100.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		190,894	
TOTAL MARKET OB/XF VALUE		2,644	
TOTAL LAND VALUE - MARKET		480,000	
TOTAL MARKET VALUE		673,538	
SOH/AGL Deduction		388,741	
ASSESSED VALUE		284,797	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		234,797	
TOTAL JUST VALUE		673,538	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		656,068	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051492	REROOF W/30YR SHN	5,000	04/01/2005
20012736	H/AC	3,000	01/04/2002
19991128	FENCE	775	08/25/1999
5159	REROOF	2,000	01/06/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1689/0751	7/20/2010	PR U	I	19	100
GRANTOR: CRANKSHAW STEVEN M P/					
GRANTEE: CRANKSHAW STEVEN M					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1993] W14 UOP=[YR=1993] N12 W18 FST=[YR=1993] W7 S12 E7N12\$ S12E18\$ W25 N12 W18 S31 E32 FOP=[YR=1993] S7 E9 N7 W9\$ E9 S7 E20 N8 FOP=[YR=1993] N4 STR=[YR=1993] N3 W4 S3 E4 \$ W4 S4 E4\$ W4 N18\$ PTR= E15 UDG=[YR=1993] E20 S20 W20 N20\$ W15\$.					