

LOT 63
EX ESMT PT OR 1469/1435
MIRAMAR BEACH PB 2/61

BRADSHAW WILLIAM S & JIMMIE
1762 FIRST AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1460-0063-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 70
Interior Floor	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,370	100	1,370	159,579
FEP	264	80	211	24,577
FOP	20	30	6	699
UGR	300	45	135	15,725

TOTALS	1,954	1,722	200,581
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	1,446.00	SF	7.00
4	0810	CONCRETE A	0	0	2	26	52.00	SF	6.50
6	1241	WD DECK G	0	0	0	0	72.00	UT	11.50
8	1241	WD DECK G	0	0	0	0	121.00	UT	11.50
9	1131	REINFR 8	0	0	0	0	825.00	SF	6.30
10	1242	WD DECK A	0	0	0	0	227.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0006	R-1	70.00	125.00	70.00

REVIEW DATE	11/15/2018	BY	DJX
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,722	113.4000	134.66	231,885	1954	1995	0	0	13.50	86.50
1 SNGL FAM - 0% - 0											
Heated Area: 1370											
HX Base Yr											

TOTAL OB/XF											
15,818											
1761 S	FLETCHER AVE,	FERNANDINA BEACH									

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15,818											
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Total Acres:	0.00	Total Land Value:	357,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						200,581					
TOTAL MARKET OB/XF VALUE						15,818					
TOTAL LAND VALUE - MARKET						357,000					
TOTAL MARKET VALUE						573,399					
SOH/AGL Deduction						10,036					
ASSESSED VALUE						563,363					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						563,363					
TOTAL JUST VALUE						573,399					
NCON VALUE						0					
INCOME VALUE						0					
PREVIOUS YEAR MKT VALUE						554,432					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132044	DECK	1,500	08/29/2013
20101074	H/AC	6,000	06/30/2010
20071745	REPLACE WINDOWS	6,800	09/17/2007
20010603	REROOF	4,000	04/05/2001
20010363	SUNROOM ADDITION	14,000	02/27/2001
4770	ADDITION	4,000	03/24/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2339/0051	2/10/2020	WD	Q	I	01	550,000	
GRANTOR: SPENCE LINDA L							
GRANTEE: BRADSHAW WILLIAM S							
0417/0069	4/01/1984	FS	U	I		10,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FEP=[YR=2004] W22 BAS=[YR=1993] N4 W20 S41 E14											
FOP=[YR=1993] S4 E5 N4 W5 \$ E28 N25 W22 N12 \$ S12 E22 N12 \$											
PTR= E15 UGR=[YR=1993] E12 S25 W12 N25 \$ W15 \$.											

OTHER ADJUSTMENTS AND NOTES											

Common:	357,000
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