

LOT 26
IN OR 1346/1413
MIRAMAR BEACH PB 2/61

PRUDEN CHARLES H & KATHRYN V
1867 S EDGEWOOD AV
JACKSONVILLE, FL 32205

2024

00-00-31-1460-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	04	REIN CONC 100
Stories		2. 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	1051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	192	15	29	3,868
BAS	664	100	664	88,579
BAS	260	100	260	34,685
FSP	150	40	60	8,004
FUS	924	100	924	123,264
UOP	310	20	62	8,271

TOTALS	2,500		1,999	266,671
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EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0416	DUNEWALKS	0	0	4	159	636.00	SF	15.00	15.00	100	1998
2	0810	CONCRETE A	0	0	0	0	1,560.00	SF	6.50	6.50	100	2006
3	0855	CONC PAVER	0	0	0	0	250.00	SF	10.00	10.00	100	2006
4	0940	SHEDS/PORT	0	0	6	8	48.00	SF	30.00	30.00	100	2010
5	0920	CWALL-WD/M	0	0	0	0	75.00	LF	390.00	390.00	100	2006

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000120	C	SFR OCN FT	0	0006	R-1	75.00	150.00	75.00	FF		1.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,999	107.8000	161.70	323,238	1955	1995	0	0	0	17.50	82.50
1 SFR CUST - 0% - 0												
Heated Area: 1848												
HX Base Yr												

1718 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0416	DUNEWALKS	0	0	4	159	636.00	SF	15.00	15.00	100	1998	1998	3	20	1,908	
2	0810	CONCRETE A	0	0	0	0	1,560.00	SF	6.50	6.50	100	2006	2006	3	87	8,822	
3	0855	CONC PAVER	0	0	0	0	250.00	SF	10.00	10.00	100	2006	2006	3	87	2,175	
4	0940	SHEDS/PORT	0	0	6	8	48.00	SF	30.00	30.00	100	2010	2010	3	45	648	
5	0920	CWALL-WD/M	0	0	0	0	75.00	LF	390.00	390.00	100	2006	2006	3	27	7,898	

TOTAL OB/XF												
21,451												

Total Acres: 0.00 Total Land Value: 1,237,500 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY												
PAGE 1 of 1												2
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 2						Tax Dist:						
BUILDING MARKET VALUE						266,671						
TOTAL MARKET OB/XF VALUE						21,451						
TOTAL LAND VALUE - MARKET						1,237,500						
TOTAL MARKET VALUE						1,525,622						
SOH/AGL Deduction						44,364						
ASSESSED VALUE						1,481,258						
TOTAL EXEMPTION VALUE						0						
BASE TAXABLE VALUE						1,481,258						
TOTAL JUST VALUE						1,525,622						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						1,403,069						

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110238	RELACE SOFFIT&FAS	1,800	02/17/2011
20062214	200 AMP SERVICE	800	09/21/2006
20062098	WATER & SEWER LIN	860	09/13/2006
20061931	ELEC/DOWNST.REMOD	1,200	08/17/2006
20061837	COMPLETE REPIPT &	0	08/02/2006
20061823	H/AC	8,000	07/31/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1346/1413	9/01/2005	WD	Q	I		1,075,000	
GRANTOR: FAIRCLOTH GEORGE C &							
GRANTEE: PRUDEN CHARLES H &							
9910/8890	3/02/1994	WD	U	I	12	187,500	
GRANTOR: ROBERTSON DAVIE ET AL							
GRANTEE: FAIRCLOTH GEORGE &							

BUILDING NOTES												
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BUILDING DIMENSIONS												
UOP=[YR=2008] W31 S10E3 BAS=[YR=1993] S13 BAS=[YR=2008] S20 E13 N20 W13 \$ E13 S20 E15 N33W28\$ E28N10 \$ PTR=E15 BAL=[YR=2010] S12E3 FUS=[YR=1993] S33E28N33W28\$ E13 FSP=[YR=2010] E15 N10W15S10\$ N12W16\$ W15\$.												

Common: 1,237,500 PRINTED 08/06/2024 BY SYS