LOT 31
IN OR 1837/293
MIRAMAR BEACH PB 2/61

CLINKSCALES CARLTON & CLAUDIA KOPP
7935 EUDORA CR
CENTENNIAL, CO 80122-3844

2024

00-00-31-1460-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

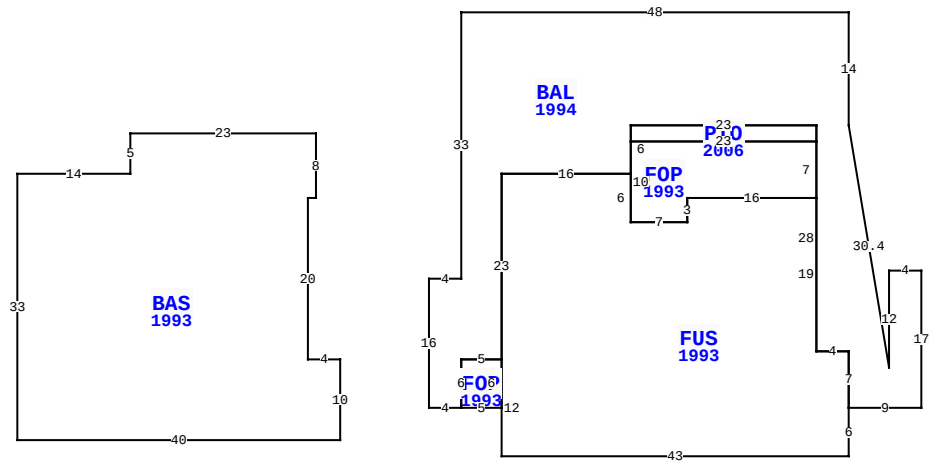
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	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 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	1,257	15	189	31,414
BAS	1,346	100	1,346	223,720
FOP	30	30	9	1,496
FOP	182	30	55	9,141
FUS	1,327	100	1,327	220,562
PTO	46	5	2	333
TOTALS	4,188		2,928	486,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,928	124.8555	187.28	548,356	1952	2000	0	0	0	11.25	88.75

1 SFR CUST – 0% - 0 Heated Area: 2673 HX Base Yr



1784 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	486,666
TOTAL MARKET OB/XF VALUE	9,332
TOTAL LAND VALUE - MARKET	1,237,500
TOTAL MARKET VALUE	1,733,498
SOH/AGL Deduction	47,013
ASSESSED VALUE	1,686,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,686,485
TOTAL JUST VALUE	1,733,498
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,599,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142564	REMODEL	370,000	12/05/2014
20122325	DUNE WALKOVER	26,400	11/15/2012
20111840	REPAIR WALKWAY	900	10/12/2011
20060415	14HD IRRIGATION	900	03/01/2006
20060156	RE-ROOF W/METAL	9,000	01/20/2006
20053263	RPLACE RISER & PA	2,000	12/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1837/0293	1/18/2013	WD	U	I	11	100
GRANTOR: MOBLEY GREENHOUSE INV						
GRANTEE: CLINKSCALES CARLTON						
1836/0505	1/18/2013	WD	Q	I	01	952,000
GRANTOR: MOBLEY GREENHOUSE INV						
GRANTEE: CLINKSCALES CARLTON						

BUILDING NOTES

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
1	0810	CONCRETE A	0	0	0	0	1,200.00	SF	6.50	6.50	100	2006	2006	3	87	6,786	
2	0810	CONCRETE A	0	0	0	0	255.00	SF	6.50	6.50	100	2006	2006	3	87	1,442	
3	0416	DUNEWALKS	0	0	16	4	64.00	SF	15.00	15.00	100	2006	2006	3	27	259	
4	1076	TRELLIS A	0	0	16	16	256.00	SF	7.50	7.50	100	2006	2006	3	44	845	

BUILDING DIMENSIONS

BAS=[YR=1993] N10W4N20E1N8W23S5W14 S33E40$ PTR=E20S2
FUS=[YR=1993] E43 N6 BAL=[YR=1994] E9N17W4S12 L5 U30 N14
W48S33W4S16E4N6E5N23E16N6 E23 S28E4S7$N7W4N19 FOP=[YR=1993]
N7 PTO=[YR=2006] N2W23S2E23$W23S10E7N3 E16$W16 S3W7N6W16S23
FOP=[YR=1993] W5S6E5N6$S12$ N2W20$.

LAND DESCRIPTION

TOTAL OB/XF 9,332

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	000120	C	SFR OCN FT	0	0006	R-1	75.00	190.00	75.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	1,237,500							

REVIEW DATE 05/21/2020 BY DJA Total Acres: 0.00 Total Land Value: 1,237,500 Market: 0 Agricultural: 0 Common: 1,237,500 PRINTED 08/06/2024 BY SYS