

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

2024

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	162,175
FOP	16	30	5	562
FOP	63	30	19	2,135
FST	84	55	46	5,170
STR	12	10	1	113
UDG	400	55	220	24,725
UOP	216	20	43	4,832

TOTALS 2,234 1,777 199,713

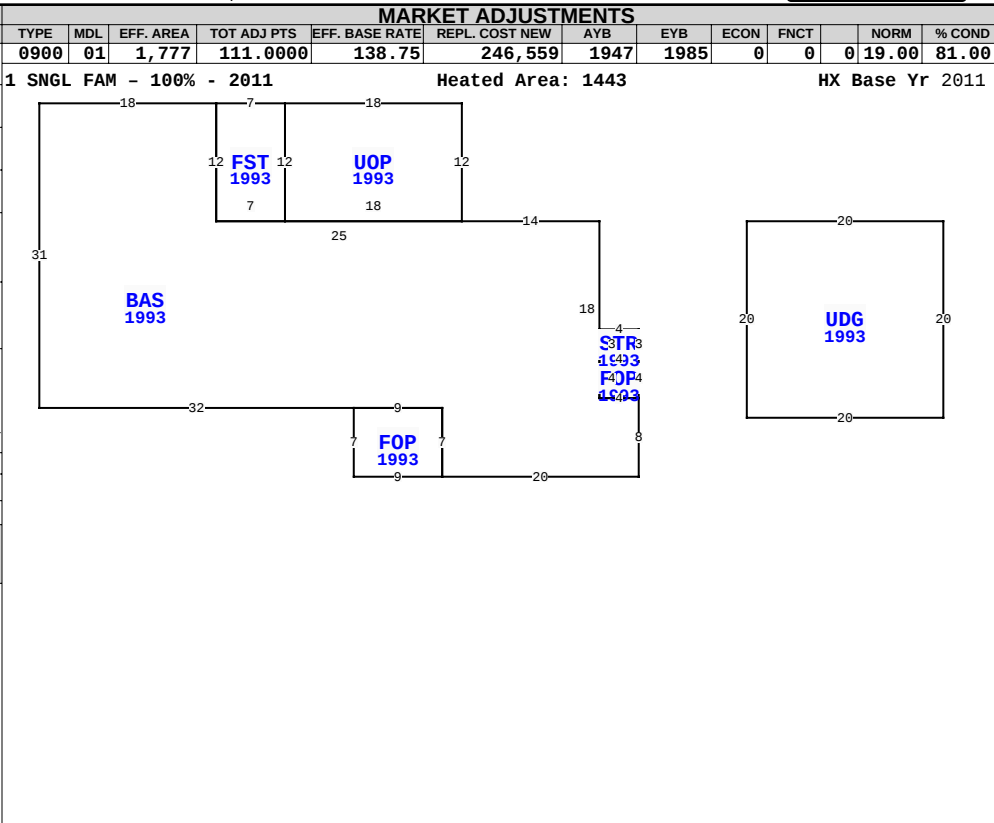
EXTRA FEATURES

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	0810	CONCRETE A	0 100	0	0	1,200.00	SF	6.50	6.50	100	1947	1947	3	20	1,560	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1947	1947	3	20	700	
3	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	1986	1986	3	20	384	

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	R-1	100.00	125.00	100.00	FF		1.00	1.00	0.80	6,400.00	5,120.00	512,000							

REVIEW DATE 05/12/2019 BY KBA



1861 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/20/2024 MLU

TOTAL OB/XF 2,644

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	0810	CONCRETE A	0 100	0	0	1,200.00	SF	6.50	6.50	100	1947	1947	3	20	1,560	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1947	1947	3	20	700	
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1	000100	C	SFR	100	0006	R-1	100.00	125.00	100.00	FF		1.00	1.00	0.80	6,400.00	5,120.00	512,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 512,000 Market: 0 Agricultural: 0 Common: 512,000 PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		199,713
TOTAL MARKET OB/XF VALUE		2,644
TOTAL LAND VALUE - MARKET		512,000
TOTAL MARKET VALUE		714,357
SOH/AGL Deduction		421,016
ASSESSED VALUE		293,341
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		243,341
TOTAL JUST VALUE		714,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		673,538