

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

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

2024

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		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,370	100	1,370	167,010
FEP	264	80	211	25,722
FOP	20	30	6	732
UGR	300	45	135	16,457
TOTALS	1,954		1,722	209,921

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	141.75	244,094	1954	1995	0	0	14.00	86.00
1 SNGL FAM - 0% - 0											
Heated Area: 1370											
HX Base Yr											
BLD DATE							LGL DATE				
XF DATE							LAND DATE	03/20/2024			
INC DATE							AG DATE	MLU			

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2			Tax Dist:				
BUILDING MARKET VALUE			209,921				
TOTAL MARKET OB/XF VALUE			15,495				
TOTAL LAND VALUE - MARKET			380,800				
TOTAL MARKET VALUE			606,216				
SOH/AGL Deduction			0				
ASSESSED VALUE			606,216				
TOTAL EXEMPTION VALUE			0				
BASE TAXABLE VALUE			606,216				
TOTAL JUST VALUE			606,216				
NCON VALUE			0				
INCOME VALUE							
PREVIOUS YEAR MKT VALUE			573,399				

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0855	CONC PAVER	0	0	0	0	1,446.00	SF	7.00	7.00	100
2	0810	CONCRETE A	0	0	2	26	52.00	SF	6.50	6.50	100
3	1241	WD DECK G	0	0	0	0	72.00	UT	11.50	11.50	100
4	1241	WD DECK G	0	0	0	0	121.00	UT	11.50	11.50	100
5	1131	REINFR 8	0	0	0	0	825.00	SF	6.30	6.30	100
6	1242	WD DECK A	0	0	0	0	227.00	SF	10.00	10.00	100
TOTAL OB/XF 15,495											

LAND DESCRIPTION										TOTAL OB/XF										15,495									
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	0	0006	R-1	70.00	125.00	70.00	FF		1.00	1.00	0.85	6,400.00	5,440.00	380,800												