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

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

2025

00-00-31-1460-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

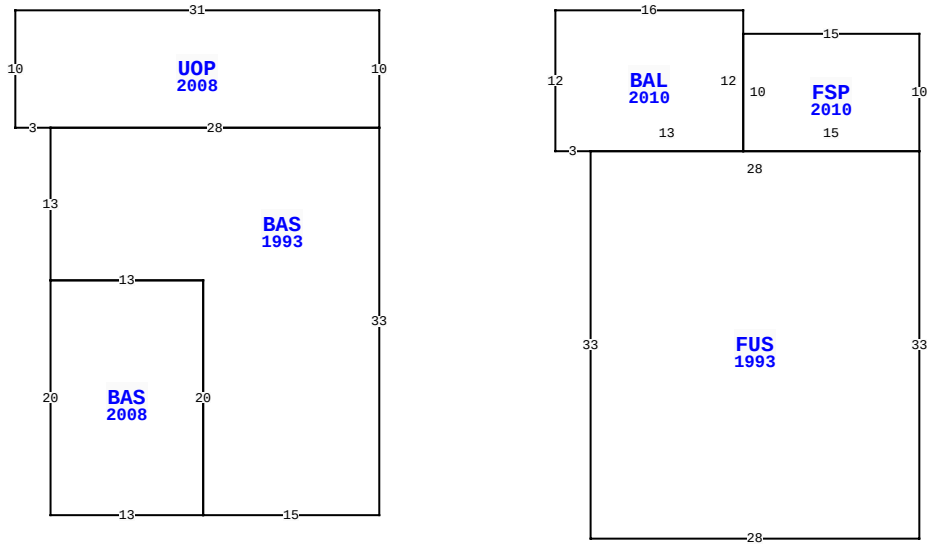
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	04	REIN CONC 100
Stories	2.	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	192	15	2010	29	4,044
BAS	664	100	1993	664	92,588
BAS	260	100	2008	260	36,254
FSP	150	40	2010	60	8,366
FUS	924	100	1993	924	128,844
UOP	310	20	2008	62	8,645
TOTALS	2,500			1,999	278,743

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	170.32	340,470	1955	1995	0	0	0	18.13	81.87

1 SFR CUST – 0% - 0 Heated Area: 1848 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

1718 S FLETCHER AVE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	278,743
TOTAL MARKET OB/XF VALUE	20,374
TOTAL LAND VALUE - MARKET	1,425,000
TOTAL MARKET VALUE	1,724,117
SOH/AGL Deduction	94,733
ASSESSED VALUE	1,629,384
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,629,384
TOTAL JUST VALUE	1,724,117
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,525,622

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

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$.

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	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	86	8,720	
3	0855	CONC PAVER	0	0	0	0	250.00	SF	10.00	10.00	100	2006	2006	3	86	2,150	
4	0940	SHEDS/PORT	0	0	6	8	48.00	SF	30.00	30.00	100	2010	2010	3	40	576	
5	0920	CWALL-WD/M	0	0	0	0	75.00	LF	390.00	390.00	100	2006	2006	3	24	7,020	

LAND DESCRIPTION

TOTAL OB/XF 20,374

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	RES OCEAN	0	0006	R-1	75.00	150.00	75.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,425,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,425,000 Market: 0 Agricultural: 0 Common: 1,425,000 PRINTED 07/30/2025 BY SYS