

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

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

2025

00-00-31-1460-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	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
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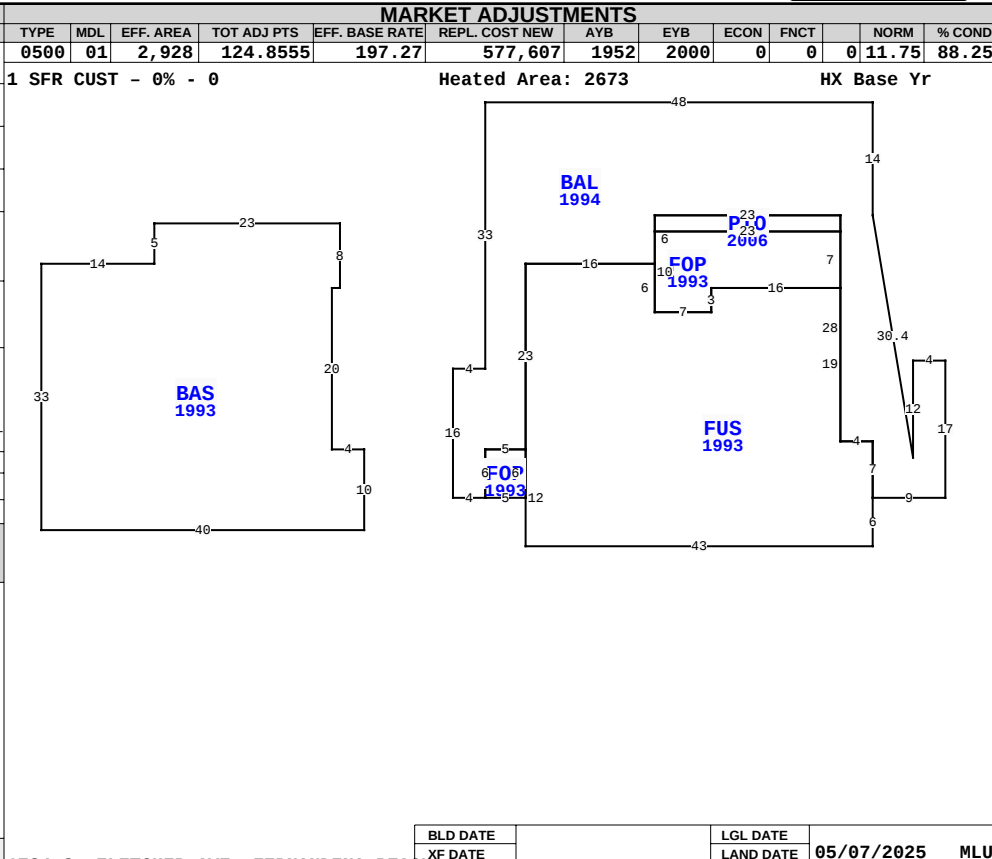
NEIGHBORHOOD/LOC	1051.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	1,257	15	1994	189	32,903
BAS	1,346	100	1993	1,346	234,326
FOP	30	30	1993	9	1,566
FOP	182	30	1993	55	9,575
FUS	1,327	100	1993	1,327	231,018
PTO	46	5	2006	2	349

TOTALS	4,188			2,928	509,738
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	1,200.00	SF	6.50
2	0810	CONCRETE A	0	0	0	0	255.00	SF	6.50
3	0416	DUNEWALKS	0	0	16	4	64.00	SF	15.00
4	1076	TRELLIS A	0	0	16	16	256.00	SF	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	0	0006	R-1	75.00	190.00	75.00



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

TOTAL OB/XF									
9,131									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			509,738
TOTAL MARKET OB/XF VALUE			9,131
TOTAL LAND VALUE - MARKET			1,425,000
TOTAL MARKET VALUE			1,943,869
SOH/AGL Deduction			88,736
ASSESSED VALUE			1,855,133
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,855,133
TOTAL JUST VALUE			1,943,869
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,733,498

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
1837/0293	1/18/2013	WD	U	I	11
GRANTOR: MOBLEY GREENHOUSE INV					
GRANTEE: CLINKSCALES CARLTON					
1836/0505	1/18/2013	WD	Q	I	01
GRANTOR: MOBLEY GREENHOUSE INV					
GRANTEE: CLINKSCALES CARLTON					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993]	N10W4N20E1N8W23S5W14	S33E40S	PTR=E20S2		
FUS=[YR=1993]	E43 N6 BAL=[YR=1994]	E9N17W4S12 L5 U30	N14		
W48S33W4S16E4N6E5N23E16N6	E23 S28E4S7N7W4N19	FOP=[YR=1993]			
N7 PTO=[YR=2006]	N2W23S2E23S2W23S10E7N3	E16S16	S3W7N6W16S23		
FOP=[YR=1993]	W5S6E5N6S12S	N2W20S.			