

N25 FT OF 56 & ALL OF LOT 57
IN OR 1689/751
MIRAMAR BEACH PB 2/61

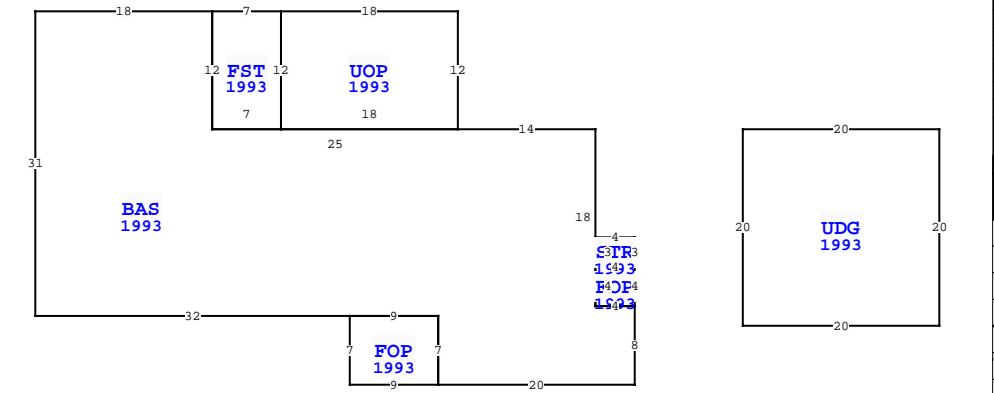
CRANKSHAW STEVEN MICHAEL
PO BOX 952
FERNANDINA BEACH, FL 32035-0952

2025

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. 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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,777	111.0000	146.52	260,366	1947	1985	0	0	19.50	80.50



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		209,595
TOTAL MARKET OB/XF VALUE		2,644
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		812,239
SOH/AGL Deduction		510,391
ASSESSED VALUE		301,848
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		251,126
TOTAL JUST VALUE		812,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		714,357

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,443	100	1993	1,443	170,200
FOP	16	30	1993	5	590
FOP	63	30	1993	19	2,241
FST	84	55	1993	46	5,426
STR	12	10	1993	1	118
UDG	400	55	1993	220	25,948
UOP	216	20	1993	43	5,072
TOTALS	2,234			1,777	209,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051492	REROOF W/30YR SHN	5,000	04/01/2005
20012736	H/AC	3,000	01/04/2002
19991128	FENCE	775	08/25/1999
5159	REROOF	2,000	01/06/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1689/0751	7/20/2010	PR	U	I	19	100

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

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

EXTRA FEATURES																
1861 S FLETCHER AVE, FERNANDINA BEACH																

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1993] W14 UOP=[YR=1993] N12 W18 FST=[YR=1993] W7 S12 E7N12\$ S12E18\$ W25 N12 W18 S31 E32 FOP=[YR=1993] S7 E9 N7 W9\$ E9 S7 E20 N8 FOP=[YR=1993] N4 STR=[YR=1993] N3 W4 S3 E4 \$ W4 S4 E4\$ W4 N18\$ PTR= E15 UDG=[YR=1993] E20 S20 W20 N20\$ W15\$.																

LAND DESCRIPTION																								
TOTAL OB/XF 2,644																								
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	RES	100	0006	R-1	100.00	125.00	100.00	FF		1.00	1.00	0.80	7,500.00	6,000.00	600,000							