

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

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

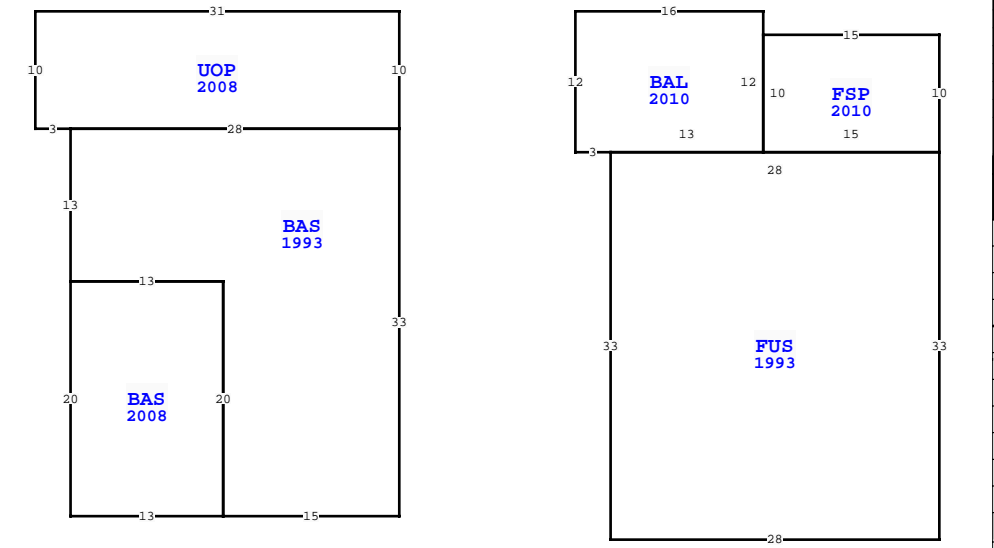
**2026**

00-00-31-1460-0026-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	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

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	178.95	357,721	1955	1995		0	0	18.75	81.25

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
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VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		290,648
TOTAL MARKET OB/XF VALUE		8,847
TOTAL LAND VALUE - MARKET		1,575,000
TOTAL MARKET VALUE		1,874,495
SOH/AGL Deduction		82,173
ASSESSED VALUE		1,792,322
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,792,322
TOTAL JUST VALUE		1,874,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,724,117

Quality		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	4,217
BAS	664	100	1993	664	96,544
BAS	260	100	2008	260	37,803
FSP	150	40	2010	60	8,724
FUS	924	100	1993	924	134,347
UOP	310	20	2008	62	9,015
TOTALS	2,500			1,999	290,648

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 &						

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	0416	DUNEWALKS	0	0	4	159			15.00	100	1998	1998	3	20	1,908	
4	0940	SHEDS/PORT	0	0	6	8			30.00	100	2010	2010	3	35	504	
5	0920	CWALL-WD/M	0	0	0	0			390.00	100	2006	2006	3	22	6,435	

TOTAL OB/XF													8,847				
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BUILDING NOTES												
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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\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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	000120	C	RES OCEAN	0	0006	R-1	75.00	150.00	75.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,575,000								