

LOT 10 & N1/2 OF LOT 11
IN OR 1897/1147
OAK GROVE PLACE PB 3/2

VACCA BRUCE E & LINDA L
10455 SPINDRIFT LN
JACKSONVILLE, FL 32257

2023

00-00-31-1480-0010-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	07	ASB SHNGLE 100	0100	01	1,219	112.1480	101.21	123,375	1943	1995	0	0	20.25	79.75	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 1076												
Roof Cover	12	MODULAR MT 100														HX Base Yr												
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 80																										
Interior Floo	09	PINE WOOD 20																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms	2	100																										
Bathrooms	1	100																										
Frame	02	WOOD FRAME 100																										
Stories	1.	1. 100																										
Units	0	100																										
BUD8 Adjustme	02	DIST FB 100																										
Occupancy	00	NONE 100																										
Quality			06	Quality Level 06																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM			MKT AREA															01										
NEIGHBORHOOD/LOC			1008.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	996	100	996	80,392																								
BAS	80	100	80	6,457																								
FOP	32	30	10	807																								
FOP	72	30	22	1,776																								
FSP	258	40	103	8,314																								
UOP	40	20	8	646																								
TOTALS			1,478	1,219	98,392																							
EXTRA FEATURES			95 OAK GROVE PL, FERNANDINA BEACH																									
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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1943	1943	3	20	700												
3	0810	CONCRETE A	0	0	7	10	70.00	SF	6.50	6.50	100	1943	1943	3	20	91												
4	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	2000	2000	3	20	40												
5	1244	WD DECK EX	0	0	3	4	15.00	SF	18.50	18.50	100	2005	2005	3	44	122												
6	1244	WD DECK EX	0	0	7	4	28.00	SF	18.50	18.50	100	2005	2005	3	44	228												
TOTAL OB/XF 1,181																												
LAND DESCRIPTION																												
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-2	70.00	120.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000											
2	000100	C	SFR	0	0006	R-2	35.00	75.00	1.00	LT		1.00	1.00	0.75	150,000.00	112,500.00	112,500											
REVIEW DATE 01/09/2021 BY DJ Total Acres: 0.00 Total Land Value: 262,500 Market: 0 Agricultural: 0 Common: 262,500 PRINTED 08/02/2023 BY SYS																												

Diagram showing lot layout with dimensions and area calculations.

LOT 10 & N1/2 OF LOT 11

Diagram labels: FSP 2021, UOP 2021, BAS 1994, BAS 1993, FOP 2005, FOP 1993.

Dimensions: 21, 10, 15, 18, 5, 10, 8, 13, 6, 26, 7, 9, 4, 14, 34.

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1897/1147	1/08/2014	WD	Q	I	02	153,500

GRANTOR: BEMBRY SARA RUTH DAW
GRANTEE: VACCA BRUCE E & LIN
1213/0173 3/05/2004 WD Q I 129,500
GRANTOR: BAILEY MIRIAM M LIVIN
GRANTEE: BEMBRY SARA RUTH DA

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W21 S10 UOP=[YR=2021] S8 BAS=[YR=1993] W13 S26
E7 FOP=[YR=2005] S8 E9 FOP=[YR=1993] E4 N8 W4 S8 \$ N8 W9 \$
E13 S8 E14 N34 W6 BAS=[YR=1994] N8 W10 S8 E10\$ W15\$ E5 N8 W5\$
E15 S8 E6 N18\$.