LOT 12 & S1/2 OF LOT 11 &
W1/2 OF 13
PT OR 2128/1039

DUNCAN MARSHALL BRUCE & MICHELE A
P O BOX 773
FERNANDINA BEACH, FL 32035

2023

00-00-31-1480-0012-0000

BUILDING CHARACTERISTICS

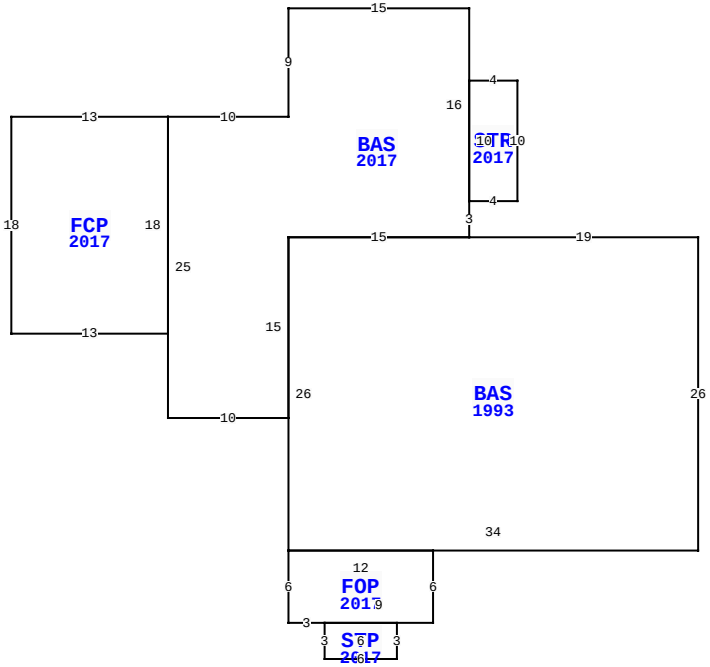
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	884	100	884	108,099
BAS	535	100	535	65,422
FCP	234	25	58	7,093
FOP	72	30	22	2,690
STP	18	10	2	244
STR	40	10	4	490
TOTALS	1,783		1,505	184,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,505	115.0560	136.63	205,628	1943	2000	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2018 Heated Area: 1419 HX Base Yr 2018



93 OAK GROVE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		261,160
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		561,160
SOH/AGL Deduction		261,634
ASSESSED VALUE		299,526
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		249,526
TOTAL JUST VALUE		561,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160864	CO ISSUED	0	02/23/2017
20170164	REMODEL	79,478	01/18/2017
20170166	GARAGE	13,255	01/18/2017
20163348	DEMO FGR	3,000	12/07/2016
20160864	NEW CONSTR	0	03/01/2016
20140068	REPLACE DECK	4,500	01/13/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2128/1039	6/16/2017	QC	U	I	11	10,000
GRANTOR: DUNCAN M BRUCE & MICH						
GRANTEE: DUNCAN MARSHALL BRU						
2128/1037	6/16/2017	SW	U	I	11	100
GRANTOR: FITZGERALD JOAN						
GRANTEE: DUNCAN M BRUCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 BAS=[YR=2017] N3 STR=[YR=2017] E4 N10 W4 S10$ N16 W15 S9 W10 FCP=[YR=2017] W13 S18 E13 N18 $ S25 E10 N15 E15$ W15 S26 FOP=[YR=2017] S6 E3 STP=[YR=2017] S3 E6 N3 W6$ E9 N6 W12$ E34 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	SFR	100	0006	R-2	66.00	125.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							
2	000100	C	SFR	100	0006	R-2	35.00	75.00	1.00	LT		1.00	1.00	0.50	150,000.00	75,000.00	75,000							
3	000100	C	SFR	100	0006	R-2	30.00	103.00	1.00	LT		1.00	1.00	0.50	150,000.00	75,000.00	75,000							

REVIEW DATE 02/14/2018 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS

LOT 12 & S1/2 OF LOT 11 &
W1/2 OF 13
PT OR 2128/1039

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FERNANDINA BEACH, FL 32035

2023

00-00-31-1480-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

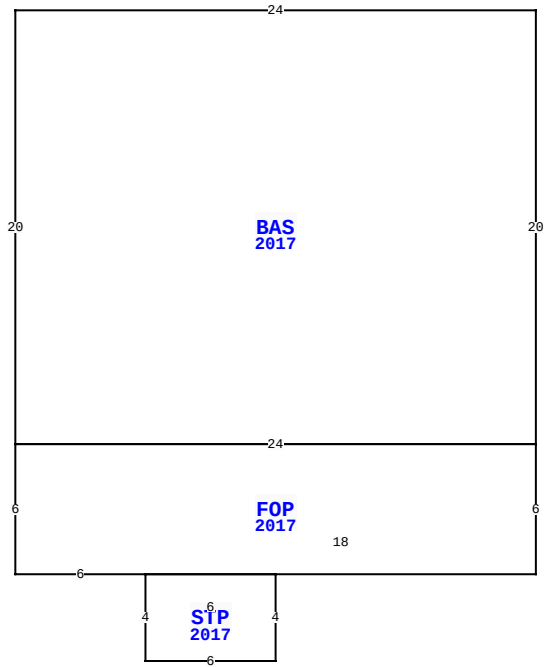
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	61,641
FOP	144	30	43	5,522
STP	24	10	2	257
TOTALS	648		525	67,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	525	145.2000	131.04	68,796	2017	2017	0	0	0	2.00	98.00

2 SINGLE FAM – 0% - 2018 Heated Area: 480 HX Base Yr 2018



93 OAK GROVE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		261,160
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		561,160
SOH/AGL Deduction		261,634
ASSESSED VALUE		299,526
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		249,526
TOTAL JUST VALUE		561,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20034086	REPLACE WEATHER H	0	11/03/2003
20012569	REPIPE TO EXST.FI	0	11/29/2001
20012351	RERUN SEWER LINE	0	10/25/2001
8230	REPAIR/RRF	1,300	03/25/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2128/1039	6/16/2017	QC	U	I	11	10,000
GRANTOR: DUNCAN M BRUCE & MICH						
GRANTEE: DUNCAN MARSHALL BRU						
2128/1037	6/16/2017	SW	U	I	11	100
GRANTOR: FITZGERALD JOAN						
GRANTEE: DUNCAN M BRUCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W24 S20 FOP=[YR=2017] S6 E6 STP=[YR=2017] S4 E6 N4 W6$ E18 N6 W24$ E24 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/14/2018 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

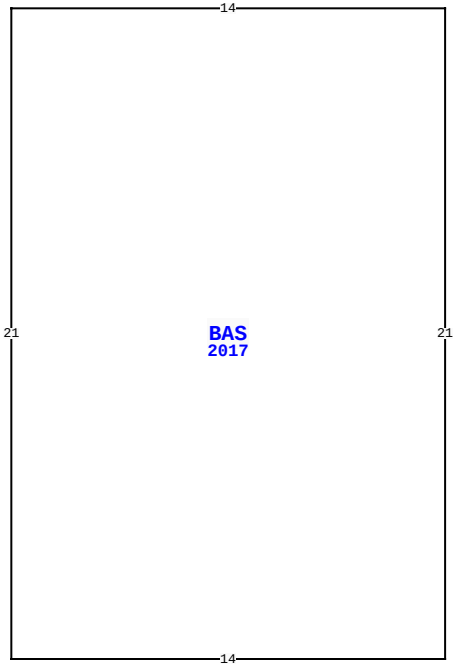
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	294	100	294	9,703
TOTALS	294		294	9,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	294	99.2640	34.74	10,214	2017	2017	0	0	0	5.00	95.00

3 GARAGE RES – 100% - 2018 Heated Area: 294 HX Base Yr 2018



93 OAK GROVE PL, FERNANDINA BEACH

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XF DATE		LAND DATE	
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NASSAU COUNTY PROPERTY

PAGE 3 of 3 2

VALUATION SUMMARY

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Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		261,160
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		561,160
SOH/AGL Deduction		261,634
ASSESSED VALUE		299,526
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		249,526
TOTAL JUST VALUE		561,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2128/1039	6/16/2017	QC	U	I	11	10,000
GRANTOR: DUNCAN M BRUCE & MICH						
GRANTEE: DUNCAN MARSHALL BRU						
2128/1037	6/16/2017	SW	U	I	11	100
GRANTOR: FITZGERALD JOAN						
GRANTEE: DUNCAN M BRUCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 S21 E14 N21$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/14/2018 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS