

BLOCK 5 LOT 19
IN OR 1993/380
OAK LAWN PARK 3 PB 3/28

SPENCE JOHN D & TERESA C
309 S 16TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-150C-0005-0190



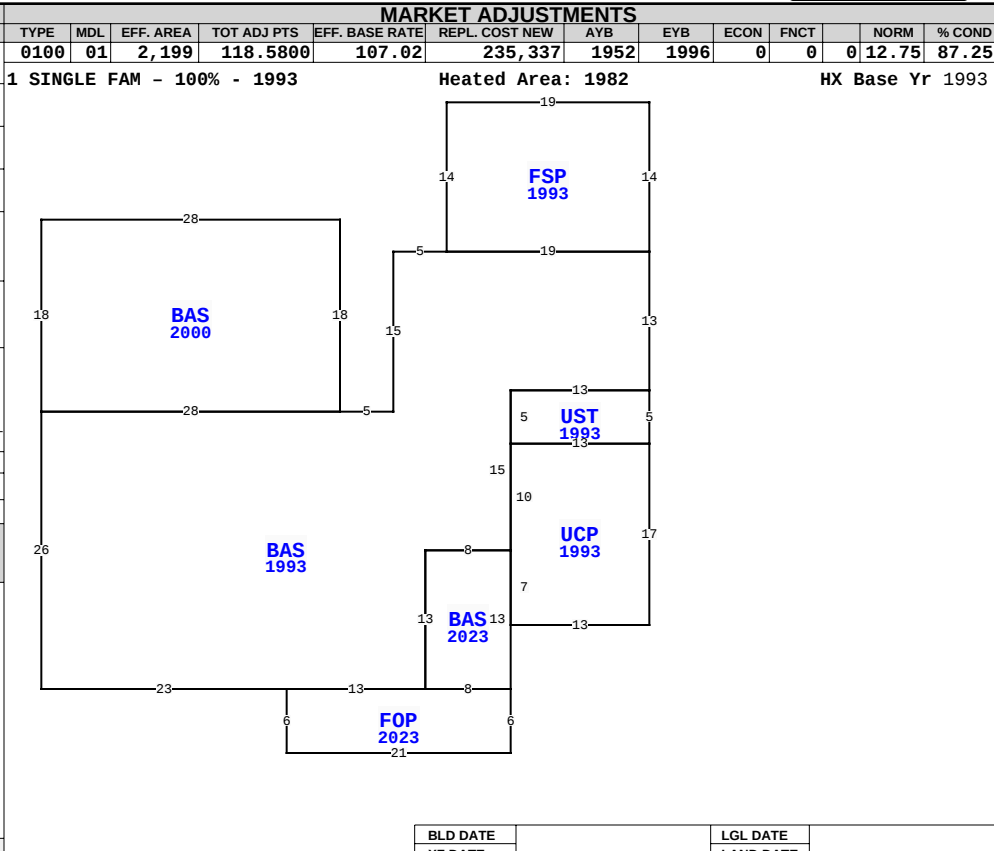
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,374	100	1,374	128,297
BAS	504	100	504	47,061
BAS	104	100	104	9,711
FOP	126	30	38	3,548
FSP	266	40	106	9,898
UCP	221	20	44	4,109
UST	65	45	29	2,708
TOTALS	2,660		2,199	205,332

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	0	0	1,053.00	SF	6.50	6.50
3	0810	CONCRETE A	0 100	10	14	140.00	SF	6.50	6.50
4	0940	SHEDS/PORT	0 100	10	14	140.00	SF	30.00	30.00
5	0810	CONCRETE A	0 100	14	5	70.00	SF	6.50	6.50
6	0940	SHEDS/PORT	0 100	16	20	320.00	SF	30.00	30.00
7	0855	CONC PAVER	1 100	0	0	80.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	87.00	153.00	87.00



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

TOTAL OB/XF									
13,931									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		205,332	
TOTAL MARKET OB/XF VALUE		13,931	
TOTAL LAND VALUE - MARKET		174,000	
TOTAL MARKET VALUE		393,263	
SOH/AGL Deduction		249,358	
ASSESSED VALUE		143,905	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		93,905	
TOTAL JUST VALUE		393,263	
NCON VALUE		17,202	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		308,308	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211741	ADDITION	0	03/01/2022
20142385	16X20SHED	7,200	11/07/2014
20100642	REMODEL	4,201	04/22/2010
19984735	ADDITION	18,000	12/30/1998
8324	ADDITION	2,038	05/16/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1993/0380	6/09/2015	QC	U	I	11
GRANTOR: SPENCE JOHN D & TERES					
GRANTEE: SPENCE JOHN D & TER					
0885/0978	6/02/1999	WD	U	I	01
GRANTOR: SPENCE JOHN D & TERES					
GRANTEE: SPENCE JOHN D & TER					

BUILDING NOTES									
BAS=[YR=1993;ORIG=-19,14] W5 S15 W5 W28 S26 E23 E13 N13 E8 N15 E13 N13 W19 \$									
BAS=[YR=2000;ORIG=-29,29] N18 W28 S18 E28 \$									
FSP=[YR=1993;ORIG=0,0] W19 S14 E19 N14 \$									
UCP=[YR=1993;ORIG=-13,42] S7 E13 N17 W13 S10 \$									
FOP=[YR=2023;ORIG=-34,55] E13 E8 S6 W21 N6 \$									
BAS=[YR=2023;ORIG=-21,42] E8 S13 W8 N13 \$									
UST=[YR=1993;ORIG=0,32] N5 W13 S5 E13 \$									