LOT 30
NORTH HAMPTON #4 PB 6/384

SPENCE ROBERT H & XIOMARA E
2810 DEBORAH DR
PUNTA GORDA, FL 33950

2023

12-2N-27-1462-0030-0000

BUILDING CHARACTERISTICS

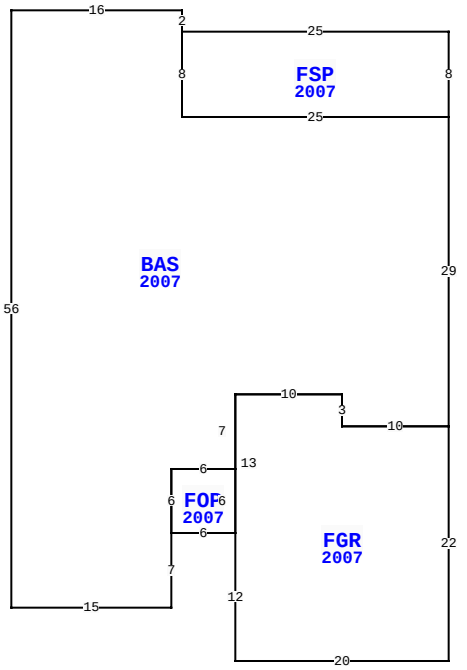
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,598	100	1,598	196,033
FGR	470	55	258	31,650
FOP	36	30	11	1,349
FSP	200	40	80	9,814
TOTALS	2,304		1,947	238,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,947	108.7408	129.13	251,416	2007	2012	0	0	0	5.00	95.00

1 SNGL FAM – 0% - 0 Heated Area: 1598 HX Base Yr



BLD DATE	03/29/2023	NW	LGL DATE
XF DATE	06/27/2007	RK	LAND DATE
INC DATE			AG DATE

96230 LONG BEACH DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	238,845
TOTAL MARKET OB/XF VALUE	7,163
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	331,008
SOH/AGL Deduction	13,842
ASSESSED VALUE	317,166
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	317,166
TOTAL JUST VALUE	331,008
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008290	REPAIR/RRF	0	09/30/2020
E18254	ELEC OTHER	2,000	10/01/2006
M12104	MECH OTHER	0	10/01/2006
C18503	CO ISSUED	0	09/01/2006
B18503	NEW CONSTR	280,000	09/01/2006
P11556	OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2509/0911	10/29/2021	WD	Q	I	01	299,000
GRANTOR: JOST JOYCE B						
GRANTEE: SPENCE ROBERT HENRY						
1491/1075	4/10/2007	WD	Q	I		243,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: JOST MATTHIAS & JOY						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2007] W25 BAS=[YR=2007] N2 W16 S56 E15 N7
FOP=[YR=2007] E6 FGR=[YR=2007] S12 E20 N22 W10 N3 W10 S13 $
N6 W6 S6 $ N6 E6N7 E10 S3 E10 N29 W25 N8 $ S8 E25 N8 $.

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0811	CONCRETE B	0	0	0	0	852.00	SF	5.20	5.20	100	2007	2007	3	89	3,943	

LAND DESCRIPTION

TOTAL OB/XF 7,163

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	000136	C	SFR INT	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 11/20/2020 BY NWX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS