

BLOCK J EAST 25 FT OF LOT 8 &
ALL OF LOTS 9 & 10 & PT OF
ABDN ALLEY PT OR 741/481

SPENCE CHRISTOPHER & DANIELLE
2216 ATLANTIC AVE
FERNANDINA BCH, FL 32034

2024

00-00-31-1120-000J-0081



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	10	ABOVE AVG 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	03	MASONRY 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 1012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	372	100	372	47,925
BAS	1,993	100	1,993	256,760
FOP	20	30	6	773
UCP	490	20	98	12,625
UST	60	45	27	3,479
UST	408	45	184	23,705

TOTALS 3,343 2,680 345,267

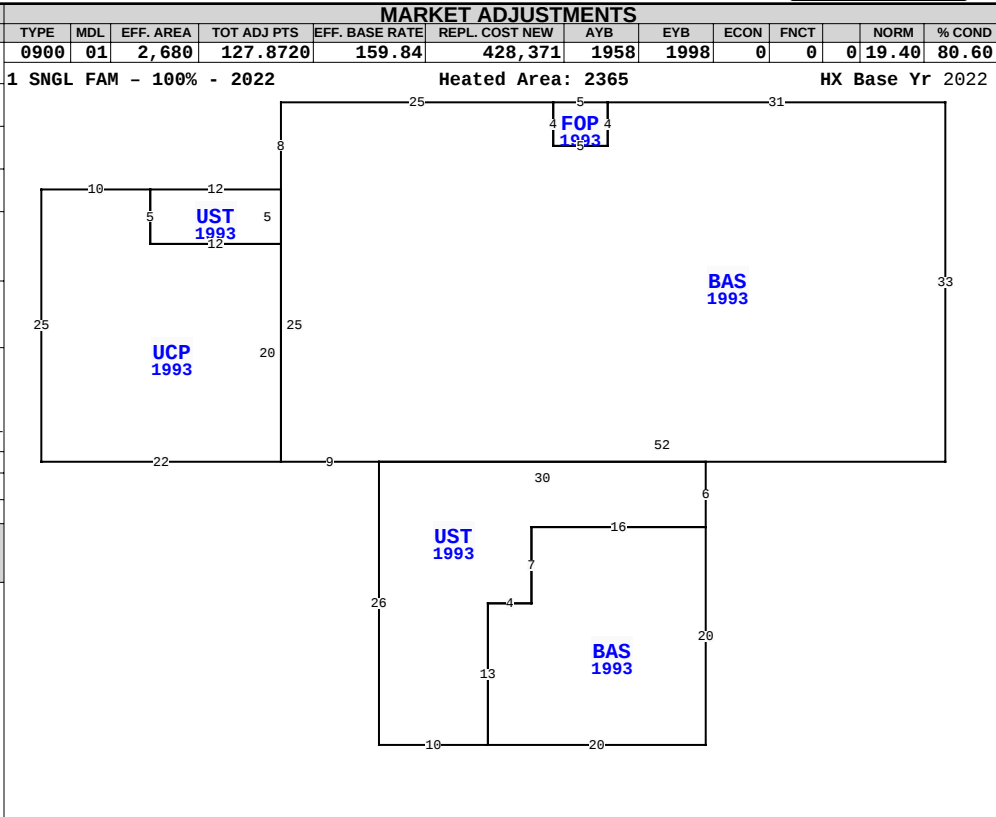
EXTRA FEATURES

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	0810	CONCRETE A	0	100	0	0		1,118.00	SF 6.50	6.50	100	2000	2000	3	79	5,741
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1958	1958	3	20	700
3	0940	SHEDS/PORT	0	100	10	10		100.00	SF 30.00	30.00	100	2006	2006	3	27	810

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	000130	C	SFR WATER	100	0003	R-1	120.00	147.00	120.00	FF		1.00	1.00	0.75	4,500.00	3,375.00	405,000							

REVIEW DATE 11/18/2019 BY DJA



2216 ATLANTIC AVE, FERNANDINA BEACH

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

TOTAL OB/XF 7,251																
-------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

TOTAL OB/XF 7,251																
-------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Market: 0 Agricultural: 0 Common: 405,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		345,267
TOTAL MARKET OB/XF VALUE		7,251
TOTAL LAND VALUE - MARKET		405,000
TOTAL MARKET VALUE		757,518
SOH/AGL Deduction		237,067
ASSESSED VALUE		520,451
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		470,451
TOTAL JUST VALUE		757,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		743,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131641	REPAIR/RRF	10,000	07/12/2013
20102038	KITCHEN REMODEL	2,500	11/29/2010
20101235	REPLACE WATER HEA	190	07/28/2010
20061834	OUTDOOR SHED	1,199	08/02/2006
20060032	REMODEL	2,100	01/10/2006
20042008	REPAIR/RRF	8,000	11/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2339/0409	2/11/2020	WD U	I	30		505,000
GRANTOR: SPENCE ELIZABETH G						
GRANTEE: SPENCE CHRISTOPHER						
1771/0141	12/29/2011	QC U	I	11		100
GRANTOR: SPENCE JOHN H & ELIZA						
GRANTEE: SPENCE JOHN H & ELI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 FOP=[YR=1993] W5 S4 E5 N4 \$ S4 W5 N4 W25
S8 UST=[YR=1993] W12 UCP=[YR=1993] W10 S25 E22 N20 W12 N5\$
S5 E12 N5 \$ S25E9 UST=[YR=1993] S26 E10 BAS=[YR=1993] E20
N20 W16 S7W4 S13 \$ N13 E4 N7 E16 N6 W30 \$ E52 N33 \$.