

LORMAND FRANCES CORNELIA SPEAR
2696 S FLETCHER AV
FERNANDINA BEACH, FL 32034

00-00-31-114A-0060-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	07	ASB SHNGLE 60		
Exterior Wall	15	CONC BLOCK 40		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 100		
Interior Floor	09	PINE WOOD 70		
Interior Floor	03	CONC FINSH 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2 100		
Frame Stories	02	WOOD FRAME 100		
Units	2.	2. 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	1052.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	360	34,329
FEP	154	80	123	11,729
FOP	80	30	24	2,289
FOP	234	30	70	6,675
FST	135	55	74	7,057
FUS	926	100	926	88,302
UGR	720	45	324	30,896
TOTALS	2,609		1,901	181,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,901	92.8060	139.21	264,638	1950	1970	0	0	0	31.50	68.50

1 SFR CUST - 100% - 1996
Heated Area: 1286
HX Base Yr 1996

FST 1995

UGR 1993

BAS 1993

FOP 1995

FUS 1993

FEP 1993

FUP 1993

NASSAU COUNTY PROPERTY

VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	181,277		
TOTAL MARKET OB/XF VALUE	2,087		
TOTAL LAND VALUE - MARKET	825,000		
TOTAL MARKET VALUE	1,008,364		
SOH/AGL Deduction	814,443		
ASSESSED VALUE	193,921		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	143,921		
TOTAL JUST VALUE	1,008,364		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	925,881		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0741/0057	10/06/1995	PR U	I	01		100

GRANTOR: SPEAR EDDIE MAE BARRE
GRANTEE: LORMAND FRANCES COR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 UGR=[YR=1993] W9 FST=[YR=1995] N9 W15 S9 E15\$ W15 S30 E24 N30\$ S30 E12 N30\$ PTR=E20 FUS=[YR=1993] E10 FOP=[YR=1995] N9 E26 S9 W26\$ E26 S30 W14 FEP=[YR=1993] N7 W22 S7 E5 FOP=[YR=1993] S5 E16 N5 W16\$ E17 \$ N7 W22 N23\$ W20\$.

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	21	21	441.00	SF	6.50	6.50	100	1985	1985	3	47	1,347	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1950	1950	3	20	700	
3	1242	WD DECK A	0 100	5	4	20.00	SF	10.00	10.00	100	1995	1995	3	20	40	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	SFR OCN FT	100		R-2	50.00	290.00	50.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	825,000							

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1	000120	C	SFR OCN FT	100		R-																		

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1	000120	C	SFR OCN FT	100		R-																		

REVIEW DATE 05/12/2019 BY KBA

Total Acres: 0.00

Total Land Value: 825,000

Market: 0

Agricultural: 0

Common: 825,000

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