

LOT 16
FERREIRA REPLAT OF FDNA BEACH
#2 PB 3/54

SPIRO TERRIE G
20 MARSH POINT RD
FERNANDINA BEACH, FL 32034

2024

00-00-31-126B-0016-0000



ELEMENT

CD

CONSTRUCTION

Exterior Wall

15

CONC BLOCK 50

Exterior Wall

26

AL SIDING 50

Roof Structur

01

FLAT 100

Roof Cover

04

BUILT-UP 80

Roof Cover

03

COMP SHNGL 20

Interior Wall

04

PLYWOOD 70

Interior Wall

05

DRYWALL 30

Interior Floo

11

CLAY TILE 60

Interior Floo

12

HARDWOOD 40

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4 100

Bathrooms

2 100

Frame

03

MASONRY 100

Stories

2.

2. 100

Units

0 100

BUD8 Adjustme

02

DIST FB 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

0800MULTI-FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1056.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

APT

750

100

750

95,885

HXB

750

100

750

95,885

USP

164

30

49

6,265

UST

54

45

24

3,068

TOTALS

1,718

1,573

201,104

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 0

0 0

320.00

SF

6.50

6.50

100

1940

1940

3

20

416

2 1241

WD DECK G

0 0

0 0

460.00

UT

17.25

17.25

100

2005

2005

3

40

3,174

3 1076

TRELLIS A

0 0

10 30

300.00

SF

7.50

7.50

100

2005

2005

3

40

900

4 1076

TRELLIS A

0 0

10 8

80.00

SF

7.50

7.50

100

2005

2005

3

40

240

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 000800

C

MULTI-FAM

0 0006

R-2

50.00

100.00

50.00

FF

1.00

1.00

1.00

6,000.00

6,000.00

300,000

REVIEW DATE

06/09/2021

BY

KKX

Total Acres:

0.00

Total Land Value:

300,000

Market:

0

Agricultural:

0

Common:

300,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

2700

01

1,573

115.5660

144.46

227,236

1940

2000

0

0

0

11.50

88.50

1 DUPLEX - 0% - 0

Heated Area: 1500

HX Base Yr

UST 1993

USP 1993

APT 1993

HXB 1993

NASSAU COUNTY PROPERTY

PAGE 1 of 1

2

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

201,104

TOTAL MARKET OB/XF VALUE

4,730

TOTAL LAND VALUE - MARKET

300,000

TOTAL MARKET VALUE

505,834

SOH/AGL Deduction

0

ASSESSED VALUE

505,834

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

505,834

TOTAL JUST VALUE

505,834

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

498,091

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20131494

ROOF

5,000

06/27/2013

20102159

REPAIR/RRF

1,200

12/20/2010

20052069

REMODEL

1,000

06/24/2005

20052070

REMODEL

6,000

06/24/2005

20051988

REMODEL

1,000

06/13/2005

20051987

REMODEL

20,000

06/13/2005

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2490/0903

7/01/2021

WD

U

I

11

100

GRANTOR: GERMANO GEMMA H

GRANTEE: SPIRO TERRIE G

2476/0703

7/01/2021

WD

Q

I

01

485,000

GRANTOR: GERMANO GEMMA HOLLY

GRANTEE: SPIRO TERRIE G

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W19 S2 W2 UST=[YR=1993] W9 S6 APT=[YR=1993] S25E30N25W30\$E9N6\$ S6E21N8\$ PTR=E10S8 HXB=[YR=1993] S25 E30N25W30\$ W10N8\$.