

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

2024

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
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NEIGHBORHOOD/LOC	1011.00
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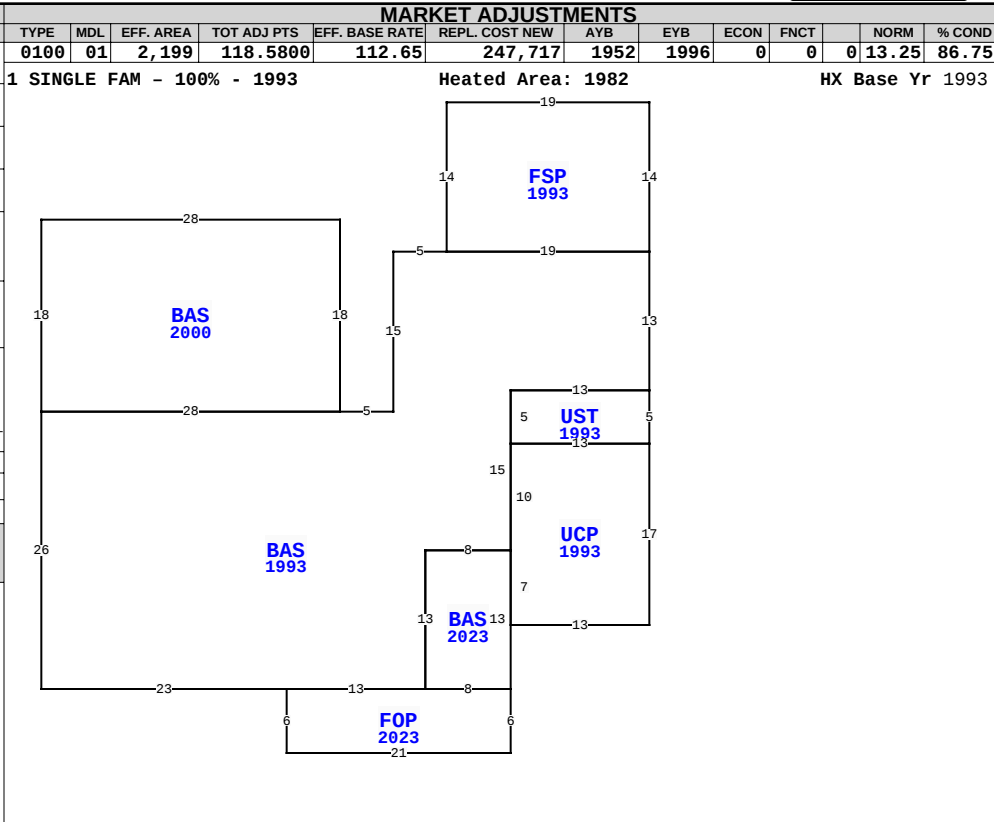
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,374	100	1,374	134,273
BAS	504	100	504	49,253
BAS	104	100	104	10,164
FOP	126	30	38	3,714
FSP	266	40	106	10,359
UCP	221	20	44	4,300
UST	65	45	29	2,834

TOTALS	2,660		2,199	214,894
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	1,053.00	SF	6.50
3	0810	CONCRETE A	0	100	10	14	140.00	SF	6.50
4	0940	SHEDS/PORT	0	100	10	14	140.00	SF	30.00
5	0810	CONCRETE A	0	100	14	5	70.00	SF	6.50
6	0940	SHEDS/PORT	0	100	16	20	320.00	SF	30.00
7	0855	CONC PAVER	1	100	0	0	80.00	SF	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

REVIEW DATE	07/07/2023	BY	TW
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309 S 16TH ST, FERNANDINA BEACH

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

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
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2	0810	CONCRETE A	0	100	0	0	1,053.00	SF	6.50
3	0810	CONCRETE A	0	100	10	14	140.00	SF	6.50
4	0940	SHEDS/PORT	0	100	10	14	140.00	SF	30.00
5	0810	CONCRETE A	0	100	14	5	70.00	SF	6.50
6	0940	SHEDS/PORT	0	100	16	20	320.00	SF	30.00
7	0855	CONC PAVER	1	100	0	0	80.00	SF	10.00

REVIEW DATE	07/07/2023	BY	TW
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Total Acres:	0.00	Total Land Value:	191,400	Market:	0	Agricultural:	0	Common:	191,400
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	214,894		
TOTAL MARKET OB/XF VALUE	13,255		
TOTAL LAND VALUE - MARKET	191,400		
TOTAL MARKET VALUE	419,549		
SOH/AGL Deduction	271,327		
ASSESSED VALUE	148,222		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	98,222		
TOTAL JUST VALUE	419,549		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	393,263		

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									
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BUILDING DIMENSIONS									
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 \$									

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

REVIEW DATE	07/07/2023	BY	TW
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Total Acres:	0.00	Total Land Value:	191,400	Market:	0	Agricultural:	0	Common:	191,400
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