LOT 30
NORTH HAMPTON #4 PB 6/384

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

**2024**

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

## NASSAU COUNTY PROPERTY



## 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 |

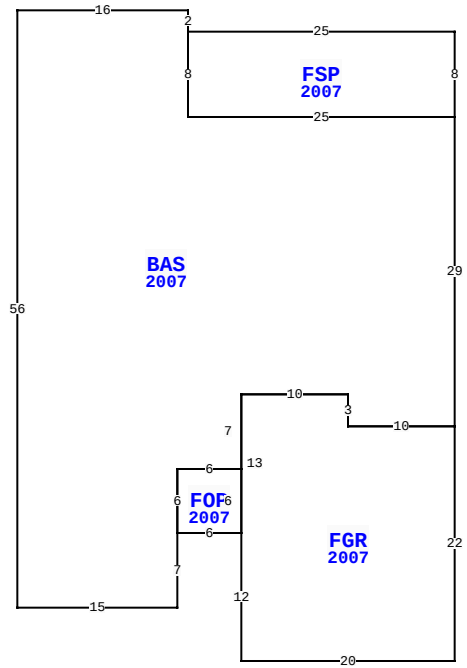
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4043.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,598 | 100 | 1,598 | 205,269 |
| FGR | 470 | 55 | 258 | 33,141 |
| FOP | 36 | 30 | 11 | 1,413 |
| FSP | 200 | 40 | 80 | 10,276 |
| TOTALS | 2,304 | | 1,947 | 250,100 |

## 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 | 135.93 | 264,656 | 2007 | 2012 | 0 | 0 | 0 | 5.50 | 94.50 |

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 250,100 |
| TOTAL MARKET OB/XF VALUE | 7,084 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 342,184 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 342,184 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 342,184 |
| TOTAL JUST VALUE | 342,184 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 331,008 |

| 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 | 91 | 3,185 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 852.00 | SF | 5.20 | 5.20 | 100 | 2007 | 2007 | 3 | 88 | 3,899 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,084

| 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 | | PUD | 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 08/06/2024 BY SYS