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

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

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

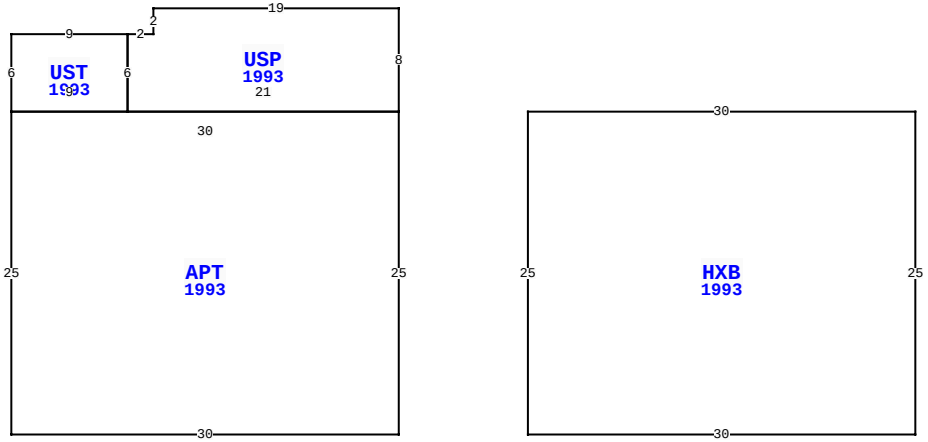
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	26	AL SIDING 50
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 80
Roof Cover	03	COMP SHNGL 20
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 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	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1056.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	750	100	1993	750	100,683
HXB	750	100	1993	750	100,683
USP	164	30	1993	49	6,578
UST	54	45	1993	24	3,222
TOTALS	1,718			1,573	211,166

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	152.55	239,961	1940	2000	0	0	0	12.00	88.00

1 DUPLEX – 0% - 0 Heated Area: 1500 HX Base Yr



1129 N FLETCHER AVE U&D, FERNANDINA BEACH

BLD DATE	03/24/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	211,166
TOTAL MARKET OB/XF VALUE	4,299
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	515,465
SOH/AGL Deduction	0
ASSESSED VALUE	515,465
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	515,465
TOTAL JUST VALUE	515,465
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	505,834

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$.

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	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	36	2,857	
3	1076	TRELLIS A	0	0	10	30	300.00	SF	7.50	7.50	100	2005	2005	3	36	810	
4	1076	TRELLIS A	0	0	10	8	80.00	SF	7.50	7.50	100	2005	2005	3	36	216	

LAND DESCRIPTION

TOTAL OB/XF 4,299

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	000800	C	MULTI-FAMILY	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 07/30/2025 BY SYS