LOT 23
LAKEWOOD #5 PB 5/380

SPENCER CARL W
130 WEST LEON LANE
COCOA BEACH, FL 32931

2025

00-00-31-143C-0023-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	08	SHT VINYL 20
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	06	Quality Level 06

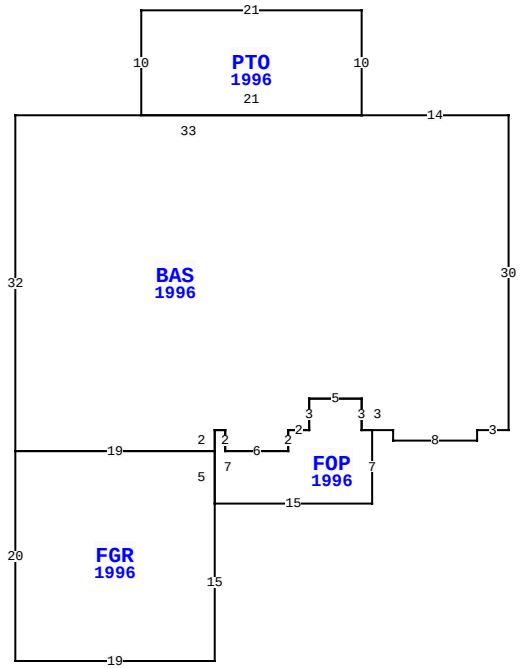
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,453	100	1996	1,453	211,779
FGR	380	55	1996	209	30,463
FOP	108	30	1996	32	4,664
PTO	210	5	1996	10	1,458
TOTALS	2,151			1,704	248,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,704	127.6500	168.50	287,124	1996	1996	0	0	0	13.50	86.50

1 SNGL FAM – 0% - 2024 Heated Area: 1453 HX Base Yr



2106 PURCELL DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	248,362
TOTAL MARKET OB/XF VALUE	6,024
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	434,386
SOH/AGL Deduction	0
ASSESSED VALUE	434,386
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	434,386
TOTAL JUST VALUE	434,386
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	407,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081632	REPAIR/RRF	6,800	10/29/2008
B032783	REPAIR/RRF	5,000	03/27/2003
B959466	NEW CONSTR	87,648	12/04/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2333/0094	1/21/2020	LE	U	I	11	100
GRANTOR: SPENCER CAROLYN ELIZA						
GRANTEE: SPENCER CARL WILLIA						
0987/1150	5/22/2001	WD	Q	I		139,900
GRANTOR: ASHBROOK HAROLD A JR						
GRANTEE: SPENCER CAROLYN E						

BUILDING NOTES

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	1996	1996	3	77	2,695	
2	0811	CONCRETE B	0	0	0	0	647.00	SF	5.20	5.20	100	1996	1996	3	70	2,355	
3	0810	CONCRETE A	0	0	0	0	82.00	SF	6.50	6.50	100	1996	1996	3	70	373	
4	0810	CONCRETE A	0	0	10	11	110.00	SF	6.50	6.50	100	2005	2005	3	84	601	

BUILDING DIMENSIONS

BAS=[YR=1996] W14 PTO=[YR=1996] N10 W21 S10 E21 $ W33 S32 FGR=[YR=1996] S20 E19 N15 FOP=[YR=1996] E15 N7 W1 N3 W5 S3 W2 S2 W6 N2 W1 S7 $ N5 W19 $ E19 N2 E1 S2 E6 N2 E2 N3 E5 S3 E3 S1 E8 N1 E3 N30 $.

LAND DESCRIPTION

TOTAL OB/XF 6,024

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	000100	C	RES	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 05/09/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS