

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

2025

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 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 1011.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,374            | 100         | 1993 | 1,374        | 140,526              |
| BAS       | 504              | 100         | 2000 | 504          | 51,546               |
| BAS       | 104              | 100         | 2023 | 104          | 10,636               |
| FOP       | 126              | 30          | 2023 | 38           | 3,886                |
| FSP       | 266              | 40          | 1993 | 106          | 10,841               |
| UCP       | 221              | 20          | 1993 | 44           | 4,501                |
| UST       | 65               | 45          | 1993 | 29           | 2,966                |

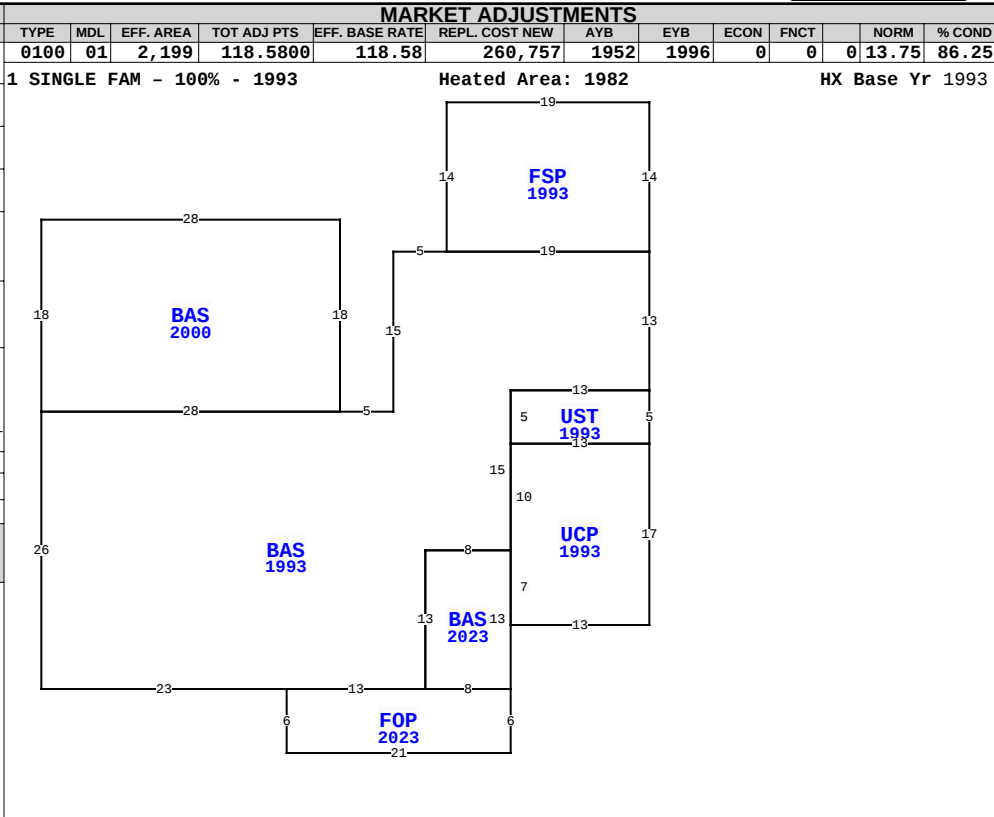
|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,660 |  |  | 2,199 | 224,903 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |

| 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   | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1970    | 1970        | 3 | 30.4   | 1,064           |       |
| 2   | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 1,053.00 | SF | 6.50     | 6.50           | 100       | 1989    | 1989        | 3 | 54.5   | 3,730           |       |
| 3   | 0810       | CONCRETE A  | 0   | 100 | 10 | 14 | 140.00   | SF | 6.50     | 6.50           | 100       | 1953    | 1953        | 3 | 20     | 182             |       |
| 4   | 0940       | SHEDS/PORT  | 0   | 100 | 10 | 14 | 140.00   | SF | 30.00    | 30.00          | 100       | 2000    | 2000        | 3 | 20     | 840             |       |
| 5   | 0810       | CONCRETE A  | 0   | 100 | 14 | 5  | 70.00    | SF | 6.50     | 6.50           | 100       | 1985    | 1985        | 3 | 44     | 200             |       |
| 6   | 0940       | SHEDS/PORT  | 0   | 100 | 16 | 20 | 320.00   | SF | 30.00    | 30.00          | 100       | 2014    | 2014        | 3 | 60     | 5,760           |       |
| 7   | 0855       | CONC PAVER  | 1   | 100 | 0  | 0  | 80.00    | SF | 10.00    | 10.00          | 100       | 2023    | 2022        |   | 99     | 792             |       |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 000100   | C   |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 07/07/2023 | BY | TW |
|-------------|------------|----|----|



|                                 |
|---------------------------------|
| 309 S 16TH ST, FERNANDINA BEACH |
|---------------------------------|

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

| TOTAL OB/XF |          |     |
|-------------|----------|-----|
| L N         | USE CODE | CLS |
| 1           | 000100   | C   |

|                   |                           |           |                 |                 |
|-------------------|---------------------------|-----------|-----------------|-----------------|
| Total Acres: 0.00 | Total Land Value: 191,400 | Market: 0 | Agricultural: 0 | Common: 191,400 |
|-------------------|---------------------------|-----------|-----------------|-----------------|

| NASSAU COUNTY PROPERTY    |       |           |
|---------------------------|-------|-----------|
| VALUATION SUMMARY         |       |           |
| VALUATION BY              |       | STANDARD  |
| Tax Group: 2              |       | Tax Dist: |
| BUILDING MARKET VALUE     |       | 224,903   |
| TOTAL MARKET OB/XF VALUE  |       | 12,568    |
| TOTAL LAND VALUE - MARKET |       | 191,400   |
| TOTAL MARKET VALUE        |       | 428,871   |
| SOH/AGL Deduction         |       | 276,351   |
| ASSESSED VALUE            |       | 152,520   |
| TOTAL EXEMPTION VALUE     | HX HB | 50,722    |
| BASE TAXABLE VALUE        |       | 101,798   |
| TOTAL JUST VALUE          |       | 428,871   |
| NCON VALUE                |       | 0         |
| INCOME VALUE              |       |           |
| PREVIOUS YEAR MKT VALUE   |       | 419,549   |

| 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 |
| 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 Q I 01 |
| GRANTOR: SPENCE JOHN D & TERES |           |           |
| GRANTEE: SPENCE JOHN D & TER   |           |           |

| BUILDING NOTES                                                                |  |  |
|-------------------------------------------------------------------------------|--|--|
|                                                                               |  |  |
| 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 \$                                      |  |  |

| OTHER ADJUSTMENTS AND NOTES |         |        |
|-----------------------------|---------|--------|
|                             |         |        |
| YEAR                        | DENSITY | DECL   |
| FRZ                         | YR      | CONSRV |