

SPEARS CARLA C
2866 MANTANZAS AVE
FERNANDINA BEACH, FL 32034

00-00-31-1680-0011-0012

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 2				Tax Dist:				
BUILDING MARKET VALUE				296,909				
TOTAL MARKET OB/XF VALUE				4,754				
TOTAL LAND VALUE - MARKET				378,000				
TOTAL MARKET VALUE				679,663				
SOH/AGL Deduction				370,508				
ASSESSED VALUE				309,155				
TOTAL EXEMPTION VALUE				HX HB		50,722		
BASE TAXABLE VALUE				258,433				
TOTAL JUST VALUE				679,663				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				601,049				
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
20121458		ROOF			6,100		07/19/2012	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1038/1292		2/20/2002		WD	Q	I	06	100
GRANTOR: JOHNSON JOSEPH E JR &								
GRANTEE: SPEARS CARLA C								
0933/0350		5/22/2000		WD	Q	I		270,000
GRANTOR: AUSTIN I WAYNE								
GRANTEE: JOHNSON JOSEPH E JR								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=1999] W2 UOP=[YR=1999] N2 E3 N4 W3 N4 W1 N3 W19 S3 W1 S10 E21 \$ W23 S35 FGR=[YR=1999] S20 E20 N14 FOP=[YR=1999] E6 N6 W6 S6 \$ N6 W20 \$ E25 N35 \$ PTR= E15 FUS=[YR=1999] E25 S35 W5 S20 W3 FOP=[YR=1999] S3 W14 N3 E14 \$ W17 N55 \$ W15 \$.								
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
78,000								
Common: 378,000 PRINTED 07/30/2025 BY SYS								