BLOCK 11 LOTS 11 12 & 13
INCL PT R/W
IN OR 1911/940

SPENCE CHRISTOPHER & DANIELLE
2216 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1680-0011-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

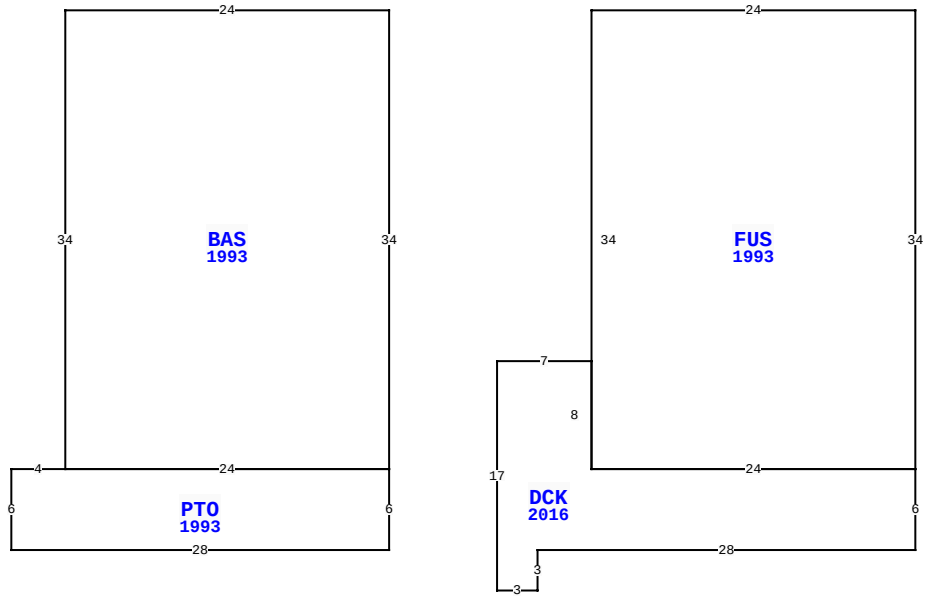
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1059.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	97,989
DCK	251	10	2016	25	3,002
FUS	816	100	1993	816	97,989
PTO	168	5	1993	8	961
TOTALS	2,051			1,665	199,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,665	113.9000	150.35	250,333	1971	1980	0	0	0	20.13	79.87

1 DUPLEX – 0% - 0 Heated Area: 1632 HX Base Yr



3453 S FLETCHER AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	331,059
TOTAL MARKET OB/XF VALUE	2,740
TOTAL LAND VALUE - MARKET	668,306
TOTAL MARKET VALUE	1,002,105
SOH/AGL Deduction	119,808
ASSESSED VALUE	882,297
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	882,297
TOTAL JUST VALUE	1,002,105
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	870,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170179	FRTDCK	3,453	01/18/2017
20150109	MTLROOF	0	01/16/2015
20131637	REMODEL	8,500	07/11/2013
20102114	H/AC	3,000	12/09/2010
B2004260	REPAIR/RRF	2,300	10/27/2000
B9710450	XFOB	2,100	04/23/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1911/0940	4/04/2014	WD	Q	I	01	356,000
GRANTOR: WHITFIELD DANIEL M &						
GRANTEE: SPENCE CHRISTOPHER						
1129/0776	4/11/2003	QC	Q	I	01	100
GRANTOR: PACIFIC REACH LAND CO						
GRANTEE: WHITFIELD DANIEL M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S34 PTO=[YR=1993] W4 S6 E28 N6 W24$ E24 N34$ PTR=E15 FUS=[YR=1993] E24 S34 DCK=[YR=2016] S6 W28 S3 W3 N17 E7 S8 E24$ W24 N34$ W15$.

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	0803	ASPHALT C	0	0	0	0	2,536.00	SF	2.00	2.00	100	1985	1985	3	50	2,536	
2	0801	ASPHALT A	0	0	0	0	66.00	SF	3.00	3.00	100	1980	1980	3	50	99	
3	0810	CONCRETE A	0	0	11	4	44.00	SF	6.50	6.50	100	1971	1971	3	21	60	
4	0810	CONCRETE A	0	0	11	3	33.00	SF	6.50	6.50	100	1971	1971	3	21	45	

LAND DESCRIPTION

TOTAL OB/XF 2,740

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		R-3	75.00	125.00	75.00	FF	1	1.09	1.00	1.19	7,500.00	8,910.75	668,306							

REVIEW DATE 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 668,306 Market: 0 Agricultural: 0 Common: 668,306 PRINTED 07/30/2025 BY SYS

BLOCK 11 LOTS 11 12 & 13
INCL PT R/W
IN OR 1911/940

SPENCE CHRISTOPHER & DANIELLE
2216 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1680-0011-0110

BUILDING CHARACTERISTICS

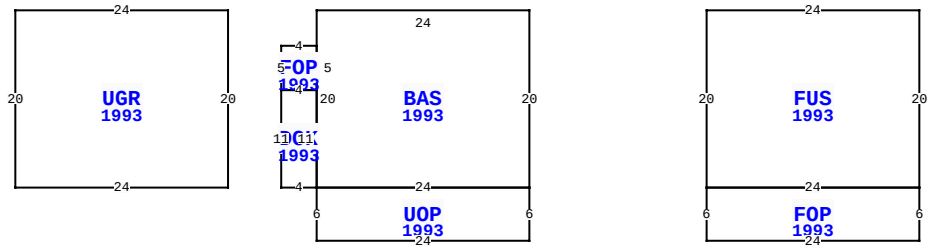
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1059.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	1993	480	50,029
DCK	44	10	1993	4	417
FOP	20	30	1993	6	626
FOP	144	30	1993	43	4,482
FUS	480	100	1993	480	50,029
UGR	480	45	1993	216	22,513
UOP	144	20	1993	29	3,023
TOTALS	1,792			1,258	131,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,258	122.6160	122.62	154,256	1984	1994	0	0	0	15.00	85.00

2 SINGLE FAM – 0% - 0 Heated Area: 960 HX Base Yr



3453 S FLETCHER AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

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TOTAL MARKET VALUE	1,002,105
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ASSESSED VALUE	882,297
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	882,297
TOTAL JUST VALUE	1,002,105
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	870,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5420	REPAIR/RRF	2,100	06/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1911/0940	4/04/2014	WD	Q	I	01	356,000
GRANTOR: WHITFIELD DANIEL M &						
GRANTEE: SPENCE CHRISTOPHER						
1129/0776	4/11/2003	QC	Q	I	01	100
GRANTOR: PACIFIC REACH LAND CO						
GRANTEE: WHITFIELD DANIEL M						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24 S20 E24 N20$ PTR= E10 BAS=[YR=1993] E24 S20 UOP=[YR=1993] S6 W24 N6 E24$ W24 DCK=[YR=1993] W4 N11 FOP=[YR=1993] N5 E4 S5 W4$ E4 S11$ N20$ W10$ PTR=E54 FUS=[YR=1993] E24 S20 FOP=[YR=1993] S6 W24 N6 E24$ W24 N20$ W54$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 668,306 Market: 0 Agricultural: 0 Common: 668,306 PRINTED 07/30/2025 BY SYS