LOT 97
MARSH CREEK VILLAGE 1 PB 4/18

HEATH WAYNE T &/BARNES TAMMY
2 SPOTTED SANDPIPER RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1300-0097-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

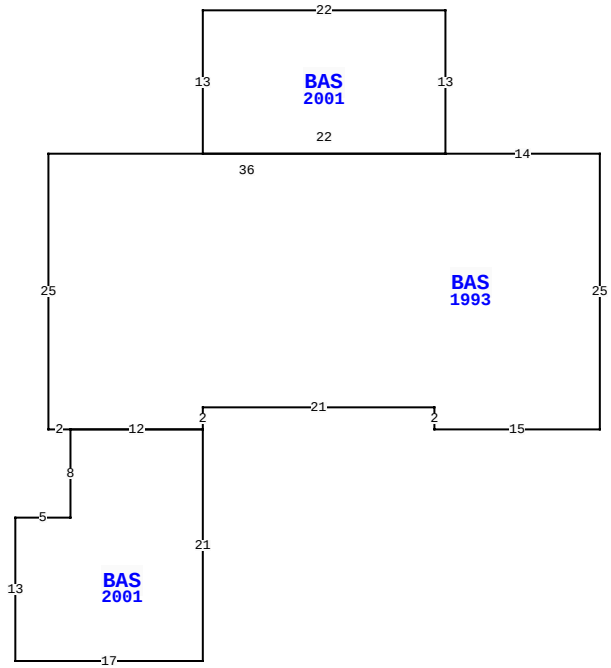
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,208	100	1993	1,208	179,561
BAS	286	100	2001	286	42,512
BAS	317	100	2001	317	47,120
TOTALS	1,811			1,811	269,193

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,811	116.8650	184.65	334,401	1980	1985	0	0	0	19.50	80.50

1 SFR CUST – 100% - 2010 Heated Area: 1811 HX Base Yr 2010



2 SPOTTED SANDPIPER RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		269,193
TOTAL MARKET OB/XF VALUE		20,366
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		689,559
SOH/AGL Deduction		358,184
ASSESSED VALUE		331,375
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		280,653
TOTAL JUST VALUE		689,559
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		677,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2432/1835	2/01/2021	QC	U	I	11	190,000
GRANTOR: HEATH WAYNE T						
GRANTEE: HEATH WAYNE T & TAM						
2422/0197	12/30/2020	QC	U	I	11	100
GRANTOR: HEATH WAYNE T & JENNI						
GRANTEE: HEATH WAYNE T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 BAS=[YR=2001] N13 W22 S13 E22 $ W36 S25 E2 BAS=[YR=2001] S8 W5 S13 E17 N21 W12 $ E12 N2 E21 S2 E15 N25 $.

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	100	0	0	432.00	SF	6.50	6.50	100	1980	1980	3	30	842	
2	0858	SCULP CONC	0	100	0	0	807.00	SF	13.00	13.00	100	2001	2001	3	94	9,862	
3	0810	CONCRETE A	0	100	0	0	311.00	SF	6.50	6.50	100	2001	2001	3	79	1,597	
4	1125	CB/STC 6"	0	100	0	0	84.00	SF	7.35	7.35	100	2001	2001	3	79	488	
5	0445	BOX FNC 5'	0	100	0	0	8.00	LF	8.10	8.10	100	2001	2001	3	20	13	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	84	1,680	
7	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2001	2001	3	52	312	
8	0858	SCULP CONC	0	100	0	0	456.00	SF	13.00	13.00	100	2001	2001	3	94	5,572	

LAND DESCRIPTION

TOTAL OB/XF 20,366

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	500,000.00	400,000.00	400,000							

REVIEW DATE 04/27/2020 BY DJA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/30/2025 BY SYS