LOT 18
IN OR 1348/528
LITTLE PINEY ISLAND #2 PB5/261

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

2025

47-3N-28-5001-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

PINEY ISLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	14,630
TOTAL LAND VALUE - MARKET	416,000
TOTAL MARKET VALUE	430,630
SOH/AGL Deduction	101,808
ASSESSED VALUE	328,822
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	328,822
TOTAL JUST VALUE	430,630
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	354,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/0528	9/06/2005	WD	Q	V		485,000
GRANTOR: MCNICHOLS DAVID J & M						
GRANTEE: SPENCE CHRISTOPHER						
1035/1365	2/07/2002	WD	U	V	20	350,000
GRANTOR: DRACE CHARLES L & DEB						
GRANTEE: MCNICHOLS DAVID J &						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
2	0300	BOAT DCK W	0	0	320	4	1,280.00	SF	20.00	20.00	100	1992	1992	3	20	5,120	
3	0350	CARPORT WD	0	0	24	20	480.00	SF	6.50	6.50	100	1992	1992	3	20	624	
4	0310	AL GANG WY	0	0	0	0	20.00	LF	57.50	57.50	100	2017	2017	3	74	851	
5	0303	FLT DOCK W	0	0	20	8	160.00	SF	13.00	13.00	100	2017	2017	3	81	1,685	
6	0322	BOAT LFT L	0	0	0	0	1.00	UT	750.00	750.00	100	1992	1992	3	20	150	
7	0317	DCK PLNG W	0	0	0	0	2.00	UT	500.00	500.00	100	1992	1992	3	20	200	

LAND DESCRIPTION

TOTAL OB/XF 14,630

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	000131	C	RES CREEK	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	520,000.00	416,000.00	416,000							

REVIEW DATE 06/11/2021 BY KWA Total Acres: 0.00 Total Land Value: 416,000 Market: 0 Agricultural: 0 Common: 416,000 PRINTED 07/30/2025 BY SYS