

LOT 16
FERREIRA REPLAT OF FDNA BEACH
#2 PB 3/54

SPIRO TERRIE G
20 MARSH POINT RD
FERNANDINA BEACH, FL 32034

2026

00-00-31-126B-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	26	AL SIDING 50
Roof Structure	01	FLAT 100
Roof Cover	04	BUILT-UP 80
Roof Cover	03	COMP SHNGL 20
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floor	11	CLAY TILE 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 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	1056.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	750	100	1993	750	105,420
HXB	750	100	1993	750	105,420
USP	164	30	1993	49	6,887
UST	54	45	1993	24	3,373
TOTALS	1,718			1,573	221,101

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	1241	WD DECK G	0	0	0	0	460.00	UT	17.25
3	1076	TRELLIS A	0	0	10	30	300.00	SF	7.50
4	1076	TRELLIS A	0	0	10	8	80.00	SF	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	0	0006	R-2	50.00	100.00	50.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2700	01	1,573	115.5660	160.64	252,687	1940	2000	0	0	0	12.50	87.50	
1 DUPLEX 0% - 0 Heated Area: 1500 HX Base Yr													
1129 N FLETCHER AVE U&D, FERNANDINA BEACH													

TOTAL OB/XF													
BLD DATE	XF DATE	INC DATE	BLD DATE	XF DATE	INC DATE	BLD DATE	XF DATE	INC DATE	BLD DATE	XF DATE	INC DATE	BLD DATE	XF DATE
03/24/2015			03/24/2015			03/24/2015			03/24/2015			03/24/2015	
03/20/2026 MLU													

TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000800	C	MULTI-FAMILY	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00

Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	221,101		
TOTAL MARKET OB/XF VALUE	4,962		
TOTAL LAND VALUE - MARKET	325,000		
TOTAL MARKET VALUE	551,063		
SOH/AGL Deduction	0		
ASSESSED VALUE	551,063		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	551,063		
TOTAL JUST VALUE	551,063		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	515,465		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131494	ROOF	5,000	06/27/2013
20102159	REPAIR/RRF	1,200	12/20/2010
20052069	REMODEL	1,000	06/24/2005
20052070	REMODEL	6,000	06/24/2005
20051988	REMODEL	1,000	06/13/2005
20051987	REMODEL	20,000	06/13/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2490/0903	7/01/2021	WD	U	I	11	100	
GRANTOR: GERMANO GEMMA H							
GRANTEE: SPIRO TERRIE G							
2476/0703	7/01/2021	WD	Q	I	01	485,000	
GRANTOR: GERMANO GEMMA HOLLY							
GRANTEE: SPIRO TERRIE G							

BUILDING NOTES													
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BUILDING DIMENSIONS													
USP=[YR=1993] W19 S2 W2 UST=[YR=1993] W9 S6 APT=[YR=1993] S25E30N25W30\$E9N6\$ S6E21N8\$ PTR=E10S8 HXB=[YR=1993] S25 E30N25W30\$ W10N8\$.													

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