LOT 23
LAKEWOOD #5 PB 5/380

SPENCER CARL W
130 WEST LEON LANE
COCOA BEACH, FL 32931

2026

00-00-31-143C-0023-0000

BUILDING CHARACTERISTICS

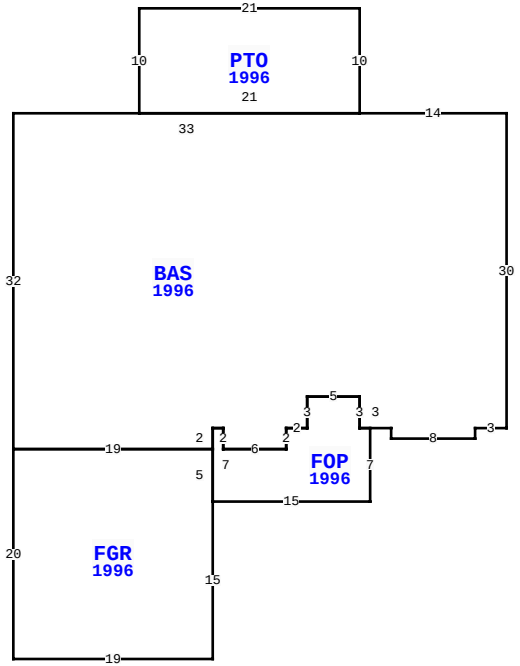
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,453	100	1996	1,453	221,713
FGR	380	55	1996	209	31,891
FOP	108	30	1996	32	4,883
PTO	210	5	1996	10	1,526
TOTALS	2,151			1,704	260,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,704	127.6500	177.43	302,341	1996	1996	0	0	0	14.00	86.00

1 SNGL FAM 0% - 2024 Heated Area: 1453 HX Base Yr



2106 PURCELL DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	260,013
TOTAL MARKET OB/XF VALUE	2,660
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	442,673
SOH/AGL Deduction	0
ASSESSED VALUE	442,673
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	442,673
TOTAL JUST VALUE	442,673
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	434,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081632	REPAIR/RRF	6,800	10/29/2008
B032783	REPAIR/RRF	5,000	03/27/2003
B959466	NEW CONSTR	87,648	12/04/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2333/0094	1/21/2020	LE	U	I	11	100
GRANTOR: SPENCER CAROLYN ELIZA						
GRANTEE: SPENCER CARL WILLIA						
0987/1150	5/22/2001	WD	Q	I		139,900
GRANTOR: ASHBROOK HAROLD A JR						
GRANTEE: SPENCER CAROLYN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W14 PTO=[YR=1996] N10 W21 S10 E21 $ W33 S32 FGR=[YR=1996] S20 E19 N15 FOP=[YR=1996] E15 N7 W1 N3 W5 S3 W2 S2 W6 N2 W1 S7 $ N5 W19 $ E19 N2 E1 S2 E6 N2 E2 N3 E5 S3 E3 S1 E8 N1 E3 N30 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 2,660

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	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS